

Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.



Private Projects

Circus House Restoration – 161 South Main Street. The project will renovate and restore the historic "Circus House", a 4,600 sq ft historic building on the banks of the Tioughnioga River. The project includes a new office space on the first floor and two apartments on the second floor. The apartments will be affordable to households earning under 90% of the County median income.

Sponsor – Kimberly Cawley

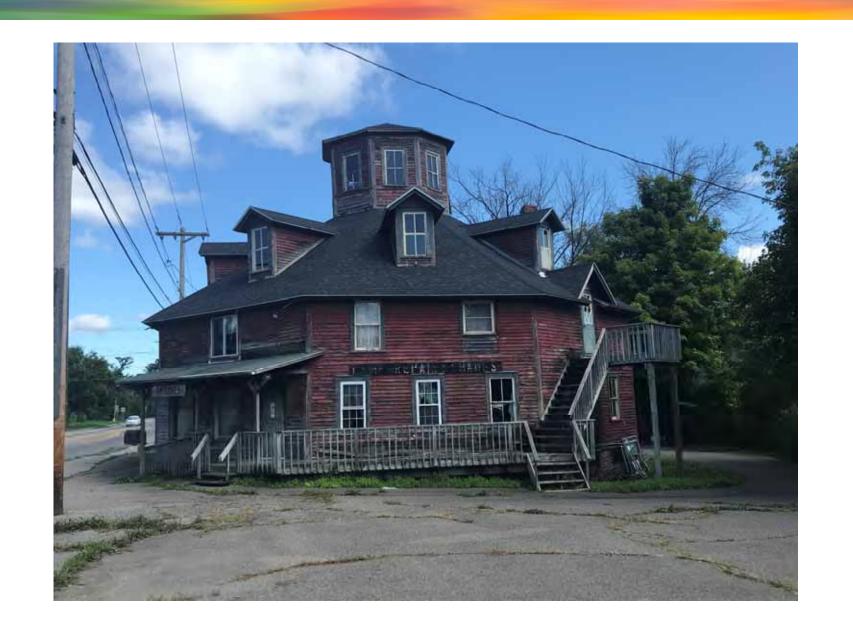
- Total Project Cost \$1,432,000
- Requested DRI Amount \$560,000 (39%)
- Other funding sources Historic Tax Credits / Private Equity / Bank financing





Circus House Restoration

Bringing back a community icon!

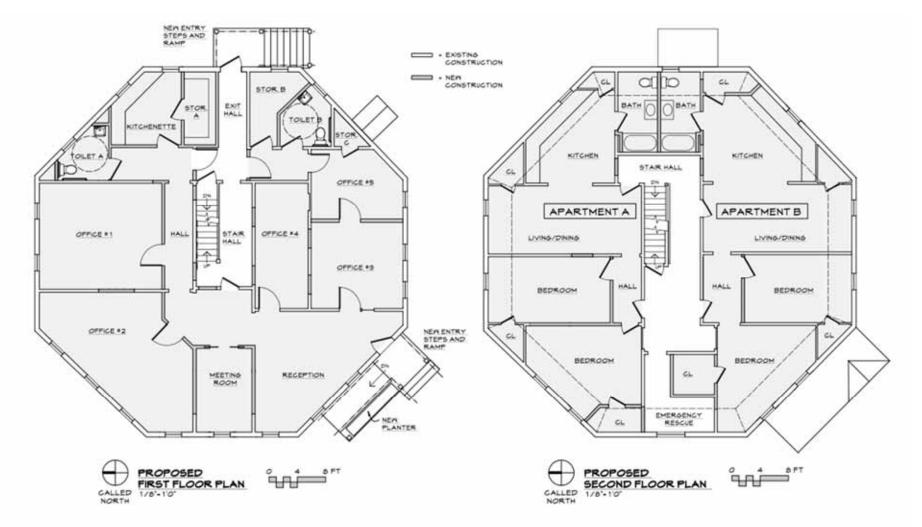




PROPOSED EXTERIOR VIEW FROM THE SOUTHWEST

- ➤ Built in 1902, the building was the winter home of the Sig Sautelle Circus
- ➤ Interior contains a remarkable collection of pressed tin walls and ceilings
- ➤ Project will renovate 2,200sf for office space and create two new apartments on the second floor while retaining historic features.
- > Total project cost is \$1,432,600 (\$560,000 DRI)
- ➤ Cost per square foot are exceptionally high due to building construction and pressed tin interior.





DRI Investment:

Exterior Restoration: \$120,000
First Floor Commercial Renovations: \$312,000
Basement/Utilities: \$89,280
Permitting/Architectural/Soft Costs: \$39,000

TOTAL \$560,280

Circus House Restoration

QUESTIONS?

Non Profit Projects

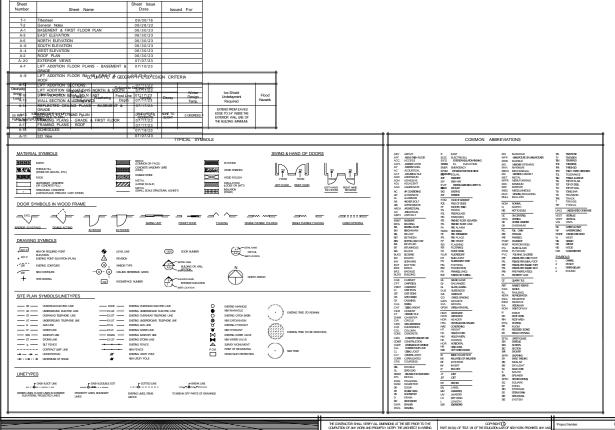
American Legion ADA Improvements / Building Enhancements- 63 South Main Street. The project will consist of constructing a new handicap entrance with elevator as well as the rehabilitation of two toilet facilities for handicap use. It will also include the installation of new doors with handicap operators, split-system air conditioning and, repairs to the existing main entrance

Sponsors – Francis Ritter, Brenda Macintosh-Clark, Paul Powers - American Legion NY Burns-McCauliffe Post 465, Inc.

- Total Project Cost \$220,000
- Requested DRI Amount \$220,000 (100%)
- Other funding sources Unknown



EXISTING CONDITIONS for **HOMER LEGION** 63 S MAIN ST, HOMER, NY 13077



DRAWING LIST

NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION

rame of property owner TAX MAP NUMBER: tax map number

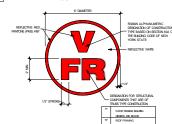
date farm is signed print rame of person signing

CAPACITY: insert "Dunor" or "Dunor's Representative" as applicable

PLEASE TAKE NOTICE THAT THE (check applicable line)

- NEW RESIDENTIAL STRUCTURE ADDITION TO EXISTING RESIDENTIAL STRUCTURE
- REHABILITATION TO EXISTING RESIDENTIAL STRUCTURE
- TO BE CONSTRUCTED OR PERFORMED AT THE SUBJECT PROPERTY REFERENCE ABOVE WILL UTILZE (chock each applicable line):
- PREENGINEERED WOOD CONSTRUCTION (PW)

- RLOOR FRAMING AND ROOF FRAMING (FR)



TRUSS IDENTIFICATION SIGN DETAIL

Author

- AS A COMPON OF SET FINE RESERVOY A CHRENCUS OF COURSELOW A SIGN OF COMPONENCE.

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- FIND ELECTRIC BOX IS ATTACHED TO THE DISTEROR OF THE STRUCTURE OR IF IN THE OPICING OF THE JURICIATY HAVING, JURISCICTION THE ELECTRIC BOX IS NOT LOCATED IN A FACE UREALY TO BE ERROY FIRST RESPONSEDS RESPONDANT ON IN BERCEINON, THE SID OR SYMBOL BALL BE APPRIED TO THE DISTEROR OF THE RESIDENTIAL STRUCTURE IN A LOCATION JURICIAL STRUCTURE AND AUTOMOTOR FAMILIES AND RESIDENCE.
- THE PROPERTY COMPETIANTLES ESTANDAISE FOR UNKNOWN THE STANDAY STANDAY CONTINUES THE BLOCK COCKE, WHICH STANDAY CHINES, SHALL ISSEN FALOS WHICH WE OWNER OF MIDDRICATION IS WISCO TO IN-BLOCKED DOX, THE PROPERTY COMMETIANAL PROMPTLY REPLACE THE STANDAY SHANDAY CREATERS BY THE SECTION OF THE BLOCK COCKET SALD HISTON OR SHANDAL IS REMANDED OF BECOMES DAMAGED, PACED WHOM FOR PERMISELLISS BOLLING COLE F SLOF SIN OR SYMBOL. IS HANDALE OF BELLOWED DAMAGED, FALED, WANTOR OTHERWISELESS CORPOLOGIS OR REST RESPONDENCE TO AN EMPERCIPACY. THE PROPERTY OWNER SHALL KEEP THE AREA IN THE VIOLITY OF THE SIDN OR SYMBOL. CLEAR OF ALL PLANTS, VEGETATION, AND OTHER OBSTRUCTIONS THAT MAY HIDE OR OBSCURE. SUDJ SIDN OR SYMBOL.

EELCHAIR LIFT ADDITION MAIN ST, HOMER, NY

Skaneateles, N.Y. 13152

Fennell Street, Suite #2

SPACE, 3 Fennell Str

Architectural Studio, P.

PROPOSED 07/10/2023

OF ANY DISCREPANCES FOUND.

ALL ALTERATIONS TO THIS DRAWING OR COLUMENT BY ANY PERSON, UNLESS ACTIVIS. UNDER THE DIRECTION OF A LICENSED ARCHITECT, ANY SUCH ALTERATIONS SHALL BE. NOTEC, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART \$6.5(b).

Titlesheet

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HE STATE OF NEW YORK PERMIT DEMOUTION CONTRACTOR NO PREMISES.	AND WASON CREINGS SHALL AT ALL TIMES MANTAIN THE STRUCTURAL INTEGRITY OF	THE EXISTING BUILDING		
DEMOLITION CONTRACTOR BE INSTALLED AND COOR	SHALL FULLY FAMILIARIZE HINSELF WITH ALL ASPECTS OF ANY DINATION OF SAME WITH ALL DEMOLITION OPERATIONS.	NEW STRUCTURAL MEMBERS TO		
COMPLIANCE WITH THE REQUIRE RESPONSELITY OF T	JREMENTS OF AGENCIES HAVING JURISDICTION OVER THE REMI THE CONTRACTOR.	OVAL OF DEBRIS SHALL BE		
ALL WORK SHALL BE PERF KORMAL AND ACCEPTABL HE SAFETY TO PROPER	ORMED IN THE BEST WORKWINLIKE MINNER AND IN ACCORDAN- E IN THE TRADE. IN ALL CASES, EXTREME PRECAUTIONS SHALL TY AND PERSONS.	ICE WITH THOSE PRACTICES BE TAKEN AT ALL TIMES TO INSURE		

- REMOVE PORTIONS OF THE EXISTING EXTERIOR &INTERIOR AS NOTED ON THE DRAWINGS TO ACCOMMODATE NEW STRUCTURE. AND INFORM THE ARCHITECT OF ANY DISCREPANCES IN THE EXISTING CONDITIONS.

- REMOVE, OR REROUTE, ANY ELECTRICAL DISTRIBUTION WIRE, CONDUTTS, PANELS, RECEPTACLES, OUTLETS, AND OTHER - ELECTRICAL EQUIPMENT NOT INTENDED TO BE USED.

FLASHING NOTES:

PROVIDE KICKOUT FLASHING AT ALL ROOF-WALL INTERSECTIONS AS

REQUIRED. - PROVIDE SILL, HEADER, AND PAN RASHING AT ALL WINDOW OPENINGS

PROVIDE HEADER AND THRESHOLD PAN BIASHINGS AT ALL DOOR

OPENINGS.
- AT NOOTHOWALL INSTALLATIONS, PROVIDE "2" SHAPED COUNTERFLASHINGS WITH DRIP KICK ABOVE THE STEPFLASHING. THIS ORGATES A LEDGE FOR CALLK AND BACKER ROD INSTALLATION.

EXTEND ALL FLASHINGS A MINIMUM OF 8" UNDER MATERIALS TO BE

FLASHED.

PROVIDE THEE PECE PLASHOL AT ALL DECKTOWALL INSTALLATIONS. PECE IN VALLETITION DESIRED NELLATION BOARD AND OUT.

OVER A VECCOMPANY THE WAY THE DECKLESS. PECE AND USE PROVIDED LIBERATED HASHING HOST AND DEATH DECKNOR DAVID AT THE

PROVIDE DRY. MOX AT PROF PLASHED. SEE RECOVERED, LINEA, AND DEPART OUT AND OWN THE THY OF PREJUNN HOME.

PROVIDE DRY. MOX AT PROF PLASHED.

PROVIDE FLASHINGS AT ALL THRUMVALL AND THRUROOF PENETRATIONS.

LEE FLASHING TAPE TO WAYP ALL WINDOW AND DOOR OPENINGS. FIRST AT SILL, THEN AT SIDES, THEN AT HEAD. INSTALL DIAGONAL STRIP OF REDUBLE MEMBRANE FLASHING AT CORNER OVER THE SILL AND UNDER THE JAMB WRAP.

GENERAL CONSTRUCTION NOTES:

ECONTRACTOR SHALL DRAINE THE SITE AND GEOLY DISTRIAL COLOTIONS TO THE FILL EXTENT OF THE SLOVE OF WORK CONTRACTOR SHALL - COURSY WINTHERMS RESIDENTIAL BLADAN CODE, THE HISTY YORK STATE BERRY CONSERRATION CONSTRUCTION CODE, AS HELL AS ANY ORIGINATE WORK WINTHER THE ADDRESS OF THE BLADAN OF THE BL

ECONTRACTOR SHALL OF EX AND VERY ALL DIVERSIONS AND CONDITIONS AT THE PROJECT SITE AND BE RESPONSIBLE FOR SAME. IN CASE DATE: OF DISCREPANCES, CONSULTS ON DUBBS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, IN SUFFICIENT TIME TO RESO DO NOT SCALE THE DRAWNIGS FOR EXECUTION OF WORK. VERIFY THE EXISTING CONDITIONS AND CROSS CHECK ALL DOCUMENTS FOR IMPLETE. SCOPE OF WORK.

THE CONTRACTOR SHALL PROVIDE A PLAN FOR APPROVAL BY THE OWNER FOR PROTECTION OF DRIVEWAYS, FENCES, LANDSCAPING, TREES AND BUBB ADJACENT TO THE BULDING CONSTRUCTION SITE PRIOR TO THE DECUTION OF WORK ADJOINING WORK OR PINDLES THAT ARE DERLIPTED, DEFACED, OR OTHERWISE DEFECTIVE, SHALL BE NEATLY REPARED IN GOOD ORDER AS PROVED BY THE OWNER. EXISTING AREAS THAT MAY HAVE BEEN WORKED ON SHALL BE THOROUGHLY CLEWED AND IN NEAT AND

LPON RECLEST, THE CONTRACTOR SHALL SLEME FOR INSPECTION AND APPROVAL OF DESIGN, BY OWNER MANUFACTURERS SAMPLES AND/OR JIS OF ANY PINEH MATERIALS TO BE INSTALLED IN THIS PROJECT (NOLLDING ROOPING, DRIP EDGE, SDING, VENTS, SOREIN MATERIAL AND MANUFIC. F.T.C.)

THE CONTRACTOR SHALL PROVIDE PROPER CLEANLY OF ALL WORK BEFORE FINAL PAYMENT. THIS NOLLDES FINGLES AND ADJACENT

IL.
HE CONTRACTOR SHALL REMEDY ANY DEFECTS DUE TO FALLTY MATERIALS OR WORMANISHP AND PAY FOR ANY SAKE, FROM THE DATE
FINAL CERTIFICATE OF COMPLETION AND IN ACCORDANCE WITH THE TERMS OF ANY SPECIAL QUARANTEES PROVIDED IN THE OMPRACT.

THE CONTINUENT SHALL CETAIN ALL PERMIT AND PAY ALL APPLICABLE FEES RECLIRED BY LOCAL LAWS, ORDINANCES AND REGULATION
BLAILED TO THIS WORK AS WIEL AS ALL SCHEDLED INSPECTIONS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE COPIES OF SUCH TO
BE ARCHITECT.

THE CONTRACTOR SHALL HAVE THE BUILDING STAYED OUT ON THE STE PRIOR TO THE CONSTRUCTION, BY A LICENSED SURVEYOR & SUBMIT A MAY TO THE ARCHITECT AND CONNER OF A PRIVAL AS BUILT SURVEY, STAMPED AND SIGNED BY A LICENSED SURVEYOR.

ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION STIE, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED YEAR ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL CONTRACTOR.

ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHON AND PROTECTED FROM

ATHER 4LL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT OR

E. LL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT OFF AFTER WORKING. NS. INTRACTOR TO PROVIDE AT LEAST ONE (1) OPERABLE FIRE FIGURALISHER AT AREA OF

CIBIK.

CONICALED JOSTS SPACES SHALL HAVE 2X SOLID BLOOKING (FIRE STOPPING) OVER BEARING WALLS AND/OR BEAMS. NO JOST CAVITY
QQBD 20 FEET. SILD CAVITIES SHALL BE LIMITED TO CONCEALED CAVITY HEIGHT OF 8-0". FIRE BLOOKING SHALL BE PROVIDED AS REQUIRED T

TED. IBMPR: Fb=1,000 PSI, Fx=75 PSI, E=1,000,000 PSI OUG-PR: Fb=1,400 PSI, Fx=65 PSI, E=1,300,000 PSI MCROLAM Fbr2,000 PSI, Fw285 PSI, Er1,000,000 PSI STEEL: Fbr24,000 PSI, Er29,000,000 PSI

RECTRICAL AND/OR PLIMBING LAYOUT SHALL MEET OR EXCEED ALL LOCAL AND NATIONAL CODES AND SHALL BE INSPECTED RING. CONSTRUCTION.

PROVIDE DOUBLE STUDS UNDER BEAMS OR UNTELS TO PROVIDE SOLID BEARING POINTS FOR THE PROPER TRANSFER OF LOADS TO

THIS SET OF PLANS HAS BEEN DESIGNED, AND SHALL BE BULT, TO COMPLY WITH THE RESIDENTIAL CODE OF NEWYORK STATE, THE ENERGY CODE OC 10.3. OF NEWYORK STATE, AS WELL AS ANY ASSOCIATED SUPPLEMENTS IN EFFECT, UPON THE DATE OF BEJANDE OF THE BULDING PERMIT T IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED. HERWINDLY WELDPE). ARCHITECT, TO ALTER ANY ITEM IN THE SET OF DOCUMENTS IN ANY WAY—TITLE VII, PART 60.5(B).

1/2" DAWETER X 16" LONG AND/OR BOLTS SET N FILLED CORES (MN. OR 2 CRS) (66"-0" O.C. AND MINIALM 1"-0" AWAY FROM CORNER MINIALM OF EX SOLTS IN ERCH SILL PIECE.

PLL CMUL CORES SOLID WITH CONCRETE, MINIUM 3-0" WIDEX 3 ORS AT ALL BEAM BEARING

ICATIONS.
ALL GLASS IN DOORS AND ALL GLASS IN WINDOWS WITH SILLS LESS THAN 18" ABOVE FINISHED FLOOR SHALL BE

INFERENCE AND A SHALL INSTALL SIMPSON STRONG TE "H1" HURICIANE ANCHORS (OR APPROVED EQUIL) AT ALL RAFTER TO TOP

ATE CONNECTIONS, PROVIDE FACIENCES IN MATERIAL. TYPE AND SEE PER MINUFACTURERS INSTRUCTIONS.

WHERE RESPONDED FLOOR, LIGHT SHEEMS (LUISWAMPHOED), THE SOLDET, ET), MADOR ROOT TRUSSES ARE SPECTED IN SERRICITION COLORIDATES THE COMBINION SHEEL SHEEM THERE (S) SETS OF SHEW MAN TO THE ARCHITECT FOR RIGHEN WA RALED. SHOP DRIMINES SHELL NOLLIES ALL FLANS, SECTIONS, DETALS AND CALCULATIONS THAT AREMSTRE REQUIRED BY THE DO RISTILL THE FLOOR OR ROOF SYSTEM.

TRE-BIOINEERED FLOOR JOST AND ROOF TRUSS SYSTEMS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. DOR RECOMMENDATIONS.

ZEN GROUND OR SUBBASE APOR RETARDER CLASSIFICATIONS SHALL BE AS

LOWS: ASS 1: VAPOR IMPERMEABLE (ASTIM ENR TESTED TO HAVE A PERMEANCE OF LESS THAN (J.1).

- RUBER MEMBRANE
- RUBER MEMBRANE
2 VAPOR SEMMIPERMEABLE (ASTIM 506 TESTED TO HAVE A PERMEANCE OF LESS THAN 1.0 AND GREATER THAN

- MNMJM2 ML (002") POLYETHYLENE SHEETING - BITLINEN COATED KRAFT PAPER:
- IF EXTRUDED POLYSTYNENS MALATION (UNFACED)
- I EXTRUDED POLYSTYNENS MALATION (UNFACED)
- S VAPOR SEMPREMBELE (ASTIM BIS TESTED TO HAVE A PERMEANCE OF GREATER THAN 1.0)

TRINGERGEREUT INDER ALTERNAL BILGEROOME PLESWOOD (CLUED & SCREWED) FOR FLOOR DECKING. ORBITIED STRIND BOARDS NOT AN 8. ACCEPTABLE REPUGGMENT FOR FLOOR DECK.

GENERAL ENGINEERED WOOD FRAMING NOTES:

DO NOT NOTCH OR OUT TJI MEMBERS. USE WEBPUNCHOUTS FOR MECHANICAL RUNS AFTER REVIEW BY THE ARCHITECTENGINEER. - INSTALL RULL LENGTH MULTIPLE-SPAN T.J. JOISTS AS SHOWN ON THE FRAMING

PROVIDE COMMUDUS TJI RIM JOISTS OR TJI JOIST BLOCKING BETWEEN JOISTS AT ALL EXTERIOR WALLS AND AT ALL INTERIOR BEARMO: WALLS

- PROVIDE JOST BEARING LENGTHS (1:34" MINIUM AT JOST BIOS AND 3 1/2" MINIUM AT INTERMEDIATE SUPPORTS) AND WEBSTIFFENERS AT ALL BEARING LOCATIONS AND CONCENTRATED LOADS AS RECOMMENDED BY THE MANUFACTURER.

- BORE HOLES († 12" MAWALIM DAWETER) IN TALLOST WEBS AT PERFORATED INDOIDUT LOCATIONS ONLY, <u>DO INT OUE OR NEGOL</u>

REAL FLANCES

- ERECTION BRACING IN ADDITION TO SPECIFIED JOST BLOCKING IS TO BE PROVIDED AS REQUIRED TO KEEP THE TJI JOSTS STRAIGHT AND RUMB UNIT, THE FLOOR SHEXTHING HIS BEEN APPLIED.

GENERAL ENERGY CODE NOTES:

ILL EXTERIOR INSULATION MUST HAVE A RIGID, OPPIQUE, WEATHERRESISTANT PROTECTIVE COVERING THAT COVERS THE EXPOSED (ABOVI

MS LATES AND ASSETS SHEET OF SHEET OF THE SLAB TO AT LEAST 48' OR DOWN TO AT LEAST THE BOTTOM OF THE SLAB

- JONES, PENETRATIONS, AND ALL OTHER SUCH OPENIOS IN THE BULDING EMILLOPE THAT ARE SOURCES OF AR LEAVAGE MUST BE SEALED, OFFLIKED, CARNETED, WEST-RECREPATED OF OTHERWISE SEALED. THIS INCLIDES, BUT IS NOT LIMITED TO, WINDOWS, DOORS, HAVE DECEMBER, PER LECTRICAL, PENETRATIONS, - RECESSED LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITHOU PENETRATIONS, OR INSTALLED INDICE AN APPROPRIATE ARTHOUT ASSESSABLY CLERANCE FROM COMMUNITIES MITTERIUS AND 5" CLERANCE FROM INSTALLIC RATED RECESSED LIGHTING PROLITES BE SEALED AT TALKSOMERITHED OR RISKS AND LIGHTED FROM TO INCIDE LESS THAN 2.0 CRALLED MOSE (\$19.5 Pa.

- AN APPROVED VAPOR RETARDER (MAXIMUM PERM RATING OF 1.0) IS REQUIRED ON THE YWRMAN WINTERY SIZE OF ALL NOWARMED PRAMED CELINGS, WALLS, AND FLOORS. TYPICAL METHODS LIBED ARE: KRAFFFACED INSLIATION, POLYETHINEDRE SHEETING, AND VAPOR RETARDER PRIMERSPAINTS.

- ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION

IS. IALS AND EQUIPMENT MUST BE DENTIFIED SO THAT COMPLIANCE WITH BOTH ENERGY AND BUILDING CODES CAN BE DETERMINED. - MANUFACTURER MANUALS FOR ALL INSTALLED HEATINGCOOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
- NOLITION RVIALLES, GLAZING UNIVLIES, AND HEATING SOUPHENT EPPOBNCY MUST BE CLEARLY MARKED ON THE BUILDING PLANS
OR SPECIFICATIONS.

-SERVLY AND RETURNITUES IN THIS SHALL BE RELATED TO A MEASURE OF WHERE MODE INVARIETY AND DESCRIPT, AND FRE WHERE LESS THREE THE MOMERTS HAVE REPURNED. THE MEASURE THE MEASURE OF REALIZED TO A MANAGER FOR CHARGE THE MEASURE OF REALIZED THE MEASUR

CONTRACTOR THE CALLAN THROUGH CHIEFLE PER EXAMPLE.

ALL DICTIONS, ORDER SEMS, AND CONSCIDED MAST BE SEXUREY PRETIRED WINNINGES, CAPSETS, MASTICS VID-EMENS, MASTICP-USBREECED PRINCI, DLD SEMMASS OR THESE THESE AND MASTICS USD TO SEM PRINCIA CARS DICTIONS SHALL BE LISTED AN AUTHOR.

A ACCOUNTING WITH HE HAND SHALL BE INSERTIORATED FOR PRESENDED THE LISTED AND AUTHOR HAND CAPS HAVE ONE AND FOR HEAD WASTICS.

SEMBLES THE DIFFERENCE THE SEMS OF CONTRACTOR WINNINGER SHALL BE PRINTED TO BE APPLIED WASTICS.

SEMSON, DATE SHALL SHALL CONTRACTOR THE SEMSON CONTRACTOR AND AUTHOR HAND CAPS OF THE CONTRACTOR AND AUTHOR HAND CAPS OF THE CAPS OF T

2 DUCTYOOK SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURERS TIONS. IG DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR

THE HAVC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AR AND WATER

SKETBAS.

- THEMBORROS ARE RECLARED FOR BOTH SERVATE HAIC SKETBA. THE THEMBORD CONTRICLING THE PRIMARY HARDING OR COLUMN OF THE DIMELHO LINE SHALL BE CHARLES FOR CONTRICLING THE HARDING ARE COLUMN SKETBAS ON A DIMELS FOR MANY SKETBAS FOR CONTRICLING THE HARDING AREA COLUMN SKETBAS FOR A DIMELS FOR MANY SKETBAS FOR THE PRIMARY SET FORMS AT THE PRESENT THE SET FEED AND A SKETBAS THE RECLARATION FOR THE SKETBAS FO

- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED ON FORCED AR FURNICES.

FORMALIS.

- WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE NUET AND QUILET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A RECOGNIZATING SYSTEM.

- ALL HATED SWAMNO POOLS MUST HAVE AN ONOFF HATER SWITCH THAT COMPLES WITH HE IN RESIDENING BLOWN CODE, AND REQUIRE A COMER LUESS OVER 70% OF THE HATEN DEBROY 6 FROM MONORPLEVALE SOURCESTHE BERROY CORSUMPTION OF POOLS AND PREQUIRE AS PREPARABILISTS OF ACCORDANCE WITH PERCORS AND STATE THROUGH

HIVIC PRING CONJEYING RUIDS ABOVE 105° F OR CHILLED RUIDS BELOW 55° F MUST BE INSLIATED TO A INNIMUM OF R-3 (DICEPTION EMBRICOATED ENTRELY WITHIN THE BUILDING THERMAL

AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND

EXPAUSITS.
- BULDING BINELOPE TIGHTNESS SHALL BE VERIFED BY A BUDWER DOOR TEST RESULT OF LESS THIN 3 ACH (850 Ps. AND SHALL BE CONDUCTED.

PER THE RECURPMENTS OF MYS RESIDENTIAL BULDING CODE AND THE MYS ENERGY CONSERVATION CONSTRUCTION CODE.

- A PROTECTIVE COVERING SHALL BE INSTALLED TO PROTECT EXPOSED EXTERIOR INSLLATION AND IT SHALL EXTEND A MINIMUM OF 6 INDRES BELOW PRISHED GRADE.

- ALL INSTALLED INSLATION SHALL BE LABBLED OR THE INSTALLED R-VALUES SHALL BE PROVIDED AS REQUESTED.
- THE VALUE NEWYORK STATE ENERGY CODE COMPLANCE CERTIFICATE SHALL BE POSTED ON THE

E. ALL JONTS AND SEAMS OF ALL AR DUCTS, AR HANDLERS, AND FILTER BOXES SHALL BE

TO DESIGN -*BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR

OUCTS SHALL BE PRESSURE TESTED TO DETERMINE AR LEAKAGE BY ROUGHN OR POSTCONSTRUCTION TESTING, WITH EXCEPTIONS DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AR LEAKAGE BY ONE OF THE POLLCHING METHODS AND, WHEN APPLICABLE, SHALL COMPLY WITH THE NYS

1. ROLDAN EST. TORL ESPACE SHALL EN MORREND WHICH ARRESEND DITTERVINL, OF 01 NO-MOLDES BY ACCOUNT ESTATEMENT. DOLLARD A WINNELSCHE SHIPMANN, OF 01 NO-MOLDES BY ACCOUNT ESTATEMENT. DOLLARD A WINNELSCHE SHIPMANN, OF THE MOLDES AF THE OFF THE OFF A WINNELSCHE SHIPMANN, OF THE OFF THE OFF THE OFF A WINNELSCHE SHIPMANN, OF THE OFF THE OF

EXCEPTION A DUCT AR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AR HANDLERS ARE LOCATED DUTTED A WITHOUT THE DISTRIBUTE OF STANDARD AND A STANDAR

A WRITTEN REPORT OF THE RESILTS OF THE TEST SHALL BE SIZNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

EAT PUMP THERMOSTATS SHALL BE INSTALLED ON ALL HEAT YUMPS. CROULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL

CONTROLS.
- MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT SHALL BE PROVIDED PER CURRENT.

ECCCNYS.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED PER ACCA MANUAL S BASED ON LOADS PER ACCA MANUAL J. OR OTHER APPROVE

- ANY, AND ALL, EXTERIOR SNOWICE MELT SYSTEMS SHALL HAVE CONTROLS INSTALLED. A CERTIFICATE STATING R-VALUES, UVALUES, AND SOLAR HEAT GAIN COEFFICIENT (SHGC) MUST BE POSTED IN AN APPROVED

LOCATION.
-THE BUILDING SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE PER SECTIONS R402.4.1 THROUGH R402.4.5.

-TENANT SEPARATION FRE BARRIERS SHALL BE INSULATED TO NO LESS THAN R-10 AND AIR SEALED FER R402.4

-THE MAXIMUM FENESTRATION UFACTOR AND SHOC AREA/NEIGHTED AVERAGES MUST COMPLY WITH THIS CTION. MINAUM OF ONE THERMOSTAT MUST BE INSTALLED FOR EACH SEPARATE HEATING OR COOLING.

SYSTEM. HEAT PUMPS SHALL ONLY RUN SUPPLEMENTAL HEAT WHEN THE HEAT PUMP CANNOT MEET THE HEATING LOAD.

DEMAND. -DUCTS, AR HANDLERS, AND FILTER BOXES SHALL BE SEALED, WITH

EXCEPTIONS. -MECHANICAL SYSTEM PPING CARRYING RUIDS HOTTER THAN 105'F OR COOLER THAN 55'F SHALL BE INSULATED TO A MINIMUM OF R-3. COMPLIANCE WITH SECTIONS R403.5.1.1 AND R403.5.1.2 IS REQUIRED. CONTROLS, SENSORS, AND PUMPS SHALL BE

accessible. The Bulling must have a ventilation system in compliance with the unform. CODE. HEATING AND COOLING EQUIPMENT MUST BE SIZED IN ACCORDANCE WITH APPROVED.

METHODOLOGIES.
SYSTEMS SERVING MULTIPLE DWELLING UNITS MUST COMPLY WITH SECTIONS C403 AND C404 OF THE 2020

POWERED SNOW-AND ICEMENT SYSTEMS MUST HAVE AUTOMATIC SHUTOFFS.

IHS. RICPOWERED PORTABLE SPAS SHALL MEET THE REQUIREMENTS OF APSP

. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING RICLIRES SHALL CONTAIN ONLY HIGHEFRICACY.

LAMPS".
-RUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT.

GENERAL WOOD FRAMING NOTES

ACCURATELY CUT, HT AND FASTEN MEMBERS TO PROVIDE PLUMB, LEVEL, TRUE AND RIGID

WORK.

NALING NOT NOCATED ON DRAWINGS SHALL BE IN ACCORDANCE WITH RECOMMENDED NALING SCHEDLLE' CONTAINED IN INFPA, MANUAL
FOR HOUSE FRAMING.

COMPLY WITH APPLICATIONS RECOMMENDATIONS CONTANED IN NFPA, DESIGNODISTRUCTION GLIDE - RESIDENTIAL AND COMMERCIAL FOR PLYMODID PRODUCTS INDICATED.

FOR BOLITED CONNECTIONS, DRILL HOLES 1/16" LARGER IN DAMETER THAN THE BOLITS BEING USED. PROVIDE WASHERS UNDER BOLIT HEADS: AND NUTS IN CONTACT WITH WOOD.

PROVIDE SNOLE BOTTOM PLATE AND DOUBLE TOP PLATES FOR LOAD BEARING WALLS, 2" THOK BY THE WIDTH OF THE STLDS UNLESS LOTED OTHERWISE: STAGGER TOP PLATE SPLICES, SPLICE ONLY AT STLD LOCATIONS. - IND-OR SILL PLATE OF EXTERIOR STILD WALLS TO FOUNDATION WALL WITH 1/2" DWM-TIER AND-OR BOLTS LOCATED A MWM, MY OF 1/2" FROM BOH BID AND B RETE MWM, MY CENTERS (MYM, MY OF TWO AND-OR BOLTS IN BYOH SILL PLATE). BMED AND-OR BOLTS A MYM, MY OF 1/2" IN CONDICATE.

INSTALL WOOD BLOCKING IN A CONTINUOUS HORZONTAL ROWAT MIDHEGHT OF THE FIRST LEVEL STUD BEARING

WALLS.
- RAFTERS AND FLOOR JOSTS SHALL BE SUPPORTED LATERALLY AT THE BIOS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE
THE BIOS ARE ANOHORED TO A HEADER, BAND OR RM. JOST, OR TO AN ADJOINING STUD.

BRIDGING, RULL DEPTH SOUD BLOCKING, AND CROSS BRACING SHALL BE INSTALLED IN FLOOR JOSTS AT INTERVALS NOT EXCEEDING 8 DO NOT NOTICH JOSTS IN THE MIDDLE THRD OF THE SPAIN, LIMIT NOTICHES TO THE TOP FACE OF THE JOST AND TO A MAXIMUM 1/6 OF THE DEPTH OF THE MEMBER (JULESS ACCEPTANCE OF ARCHITECTENDINEER IS OBTAINED). NO OVERCUTS WILL BE PERMITTED.

DO NOT BORE HOLES CLOSER THAN 2" FROM THE TOP OR BOTTOM OF JOISTS. LIMIT DIAMETER OF HOLES TO 1/3 OF THE DEPTH OF THE MEMBER REVIEW BORE HOLE LOCATIONS WITH THE ARCHITECTENDINEER BEFORE PROCEEDING. PRESSURE TREAT ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, WATER, MISONRY, STEEL OR CONCRETE, AND ALL
WOOD PRAWING MEMBERS DRECTLY ABOVE SOIL WHEN THE BOTTOM ELEVATION IS 8" (OR LESS) ABOVE THE SOIL.

NSTALL ROOF SHEATHING WITH FACE GRAIN ACROSS SUPPORTS, LISING PANELS CONTINUOUS OVER TWO OR MORE SPANS WITH END-JOINTS BETWEEN PANELS STAGGERED AND LOCATED OVER CENTER OF SUPPORTS.

NAL SHEATHING 6" ON CENTER ALONG PANEL BIOS AND 12" ON CENTER AT INTERMEDIATE SUPPORTS USING 101 COMMON NAILS. SEE DRAWINGS. FOR ADDITIONAL INJURY REQUIREMENTS AT ROOF DIRPHRAGM BOUNDARIES.

CONSTRUCT HEADERS WITH CONTINUOUS PLYWOOD FILLERS OR SPACER BLOCKS AS REQUIRED TO MATCH WALL WIDTH. LOCATED SPACER BLOCKS AT BIOCH BIO AND AT MOSPAN OF HEADER.

CONSTRUCT HEADERS FROM LUMBER WITHOUT END SPLITS, CHECKS OR

HAKES.
GLIENAL SICH PLY OF MILTIPLE PECE BEANS TOGETHER WITH THREE ROWS OF 166 NALS AT 12' ON CENTER (STAGGERED). LOCATE
IOWS. OF NILING 2' FROM TOP AND BOTTOM FICES AND AT MIDDEPTH OF BEAM. - IN ADDITION TO INAUNG SPECIFED ABOVE, BOLT THREE PLY BEAMS WITH 12" DIAMETER BOLTS AT 24" ON CENTER STAGGER BOLTS ALONG TOP AND BOTTOM FACES AT 1/3 BEAM DEPTH.

PROVIDE BUTLEP STD COLUMNS AT ALL BERN BERNAY LOCKTORS IN STD, VIRLIS MUSTS NOTED OTHERWISE, CORRECT BUTLEP, STD. COLUMNS TO SHEW LIVER AS DESIGNATED, HERE OF SOLNETS AND PROVIDE A MANUFAMENT BERN BERNAY LOCKTOR FOR STD. LANNING. OF BUTLEP STD COLUMNS SHALL MEET, OR DICEST THE PROVISIONS OF THE 2005 EDRION OF THE INTIONAL DESIGN SECPOLICIES, FOR MODO CONSTRUCTION, SECTION, 1933.

- ANY ROOM SISTEMBLET OF 2455 (OR SAMLER), ALL SESS OF INMANCICLED LASTS, ALL SESS OF COLD/POMED SITE, TRAINING WHO OFFER THE MAN ORDER IN THE SECRETARY OF SALES PROTECTED FROM THE 6" HIT FROM THE AT THE REPORTATION OF SALES PROTECTED FROM THE 6" HIT FROM THAT AND A SAME SECRETARY OF THE MATERIAL TO THE MATERIAL TO THE MATERIAL FOR SAME SECRETARY SECRETARY OF THE MATERIAL TO THE

GENERAL METAL-PLATE-CONNECTED WOOD TRUSS NOTES:

- TIMBER TRUSSES SHALL BE OF THE TYPE IN WHICH CHORDS AND WEBMENBERS ARE IN ONE PLANE. LEE GLESSET PLATES, WHICH DEVELOP DESIGN STRENGTH REQUIRED AT JOINTS, FOR CONNECTIONS.

- TRUSSES SHALL BE CAPABLE OF SUPPORTING A TOP CHORD LIVE LOAD OF 45 PSF, TOP CHORD DEAD LOAD OF 15 PSF, AND BOTTOM CHORD DEAD LOAD OF 20 PSF.

MAXIMUM TRUSS DEFLECTION SHALL BE L/360 FOR TOTAL LIVE

LOAD.
- PROVIDE CONTINUOS VERTIDAL 2x4 DIAGONAL CROSS BRACING INALED TO BIOH TRUSS DIAGONAL FROM RIDGE TO
BOTTOM CHORO OF TRUSS ONE PAIR OF DIAGONAL CROSS BRACING REQUIRED FOR EACH SX TRUSSES (INDICATE NUMBER
OF ROWS RECU

- PROVIDE DIAGONAL BOTTOM CHORD BRACING BETWEENHORSONTAL BRACING FOR RULL WOTH OF BUILDING AT NON-BEARING WALLS AND AT 20 FEET ON CENTER THROUGHOUT LENGTH OF BUILDING.

 - NONDUAL TRUSSES SHALL BE DESIGNED TO ACCOMMODATE MECHANICAL LOADS NOT ACCOUNTED FOR IN DESIGN LOADS;
 - PARTICULARLY PIPES PARALLEL TO TRUSSES AND PIPES PERPENDICULAR TO TRUSSES WHICH ARE NOT AT PANEL. POINTS. - NMMUM TOP AND BOTTOM CHORDS OF TRUSSES SHALL BE 2 NOHES BY 6 NOHES AND MINIMUM WEB MEMBERS SHALL BE 2 NOHES. BY 4 NOHES, WEB MEMBERS SHALL BE 2 NOHES. BY 4 NOHES, WEB MEMBERS MAY BE LOCATED BY TRUSS MANUFACTURER AS REQUIRED.

- COMPLY WITH THE DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES(TP) LATEST EDITION.

- QUBIT SHOP DRIVINGS WHICH CONTAIN DATA IN ACCORDANCE WITH TPI. DRIVINGS SHALL SE STAMPED BY A NEWYORK STATE. PROFESSIONAL ENGINEER.

NO SNOWLIVE LOAD REDUCTION WILL BE PERMITTED FOR

SLOPE.
- FABRICATION AND BRECTION SHALL BE IN ACCORDANCE WITHOUNLITY CONTROL MINUSE OF THE IM.
- AND-OR ALL TRUSSES SECURELY TO EXTERIOR WALLS WITH TEXO TRIP-LORIP FRAMING ANCHORS OR ACCEPTABLE. II. UBLY BRACE TRUSS BOTTOM CHORDS WITH FLAT 2:4 STLIDS AT 24" ON CENTER. PLACE STLIDS WITH STRONG. AXIS PERPENDICULAR TO END WALL.

- FRMLY SECURE ALL BRACING TO BOTH GABLE

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Architectural; reet, Suite #2 Skane

Street,

Fennell

SPACE.

3 Fennell Str

ADDITION

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PROPOSED 07/10/2023



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ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 80 AND

Author 12" = 1'-0"

General Notes





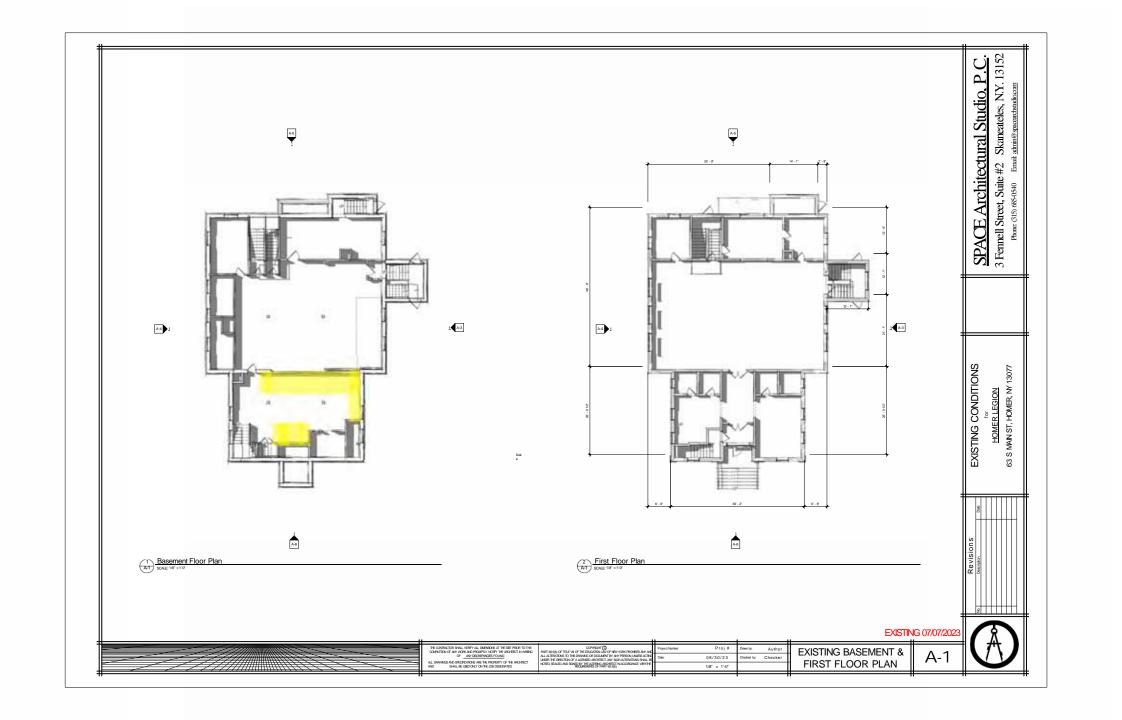
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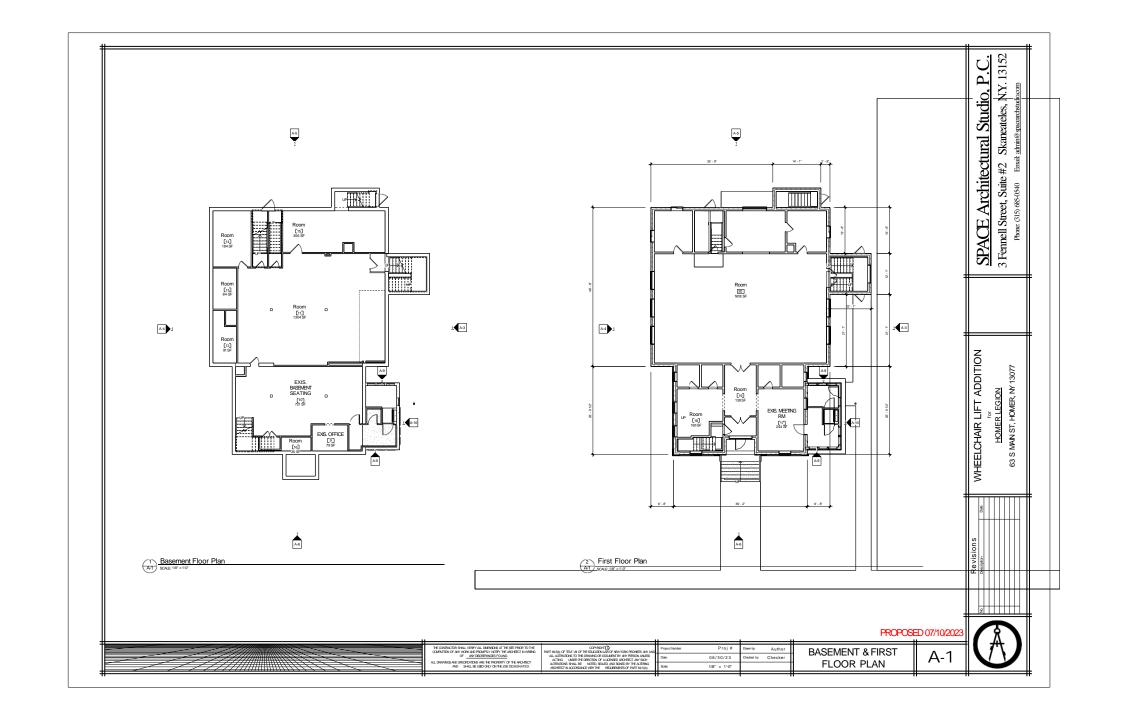
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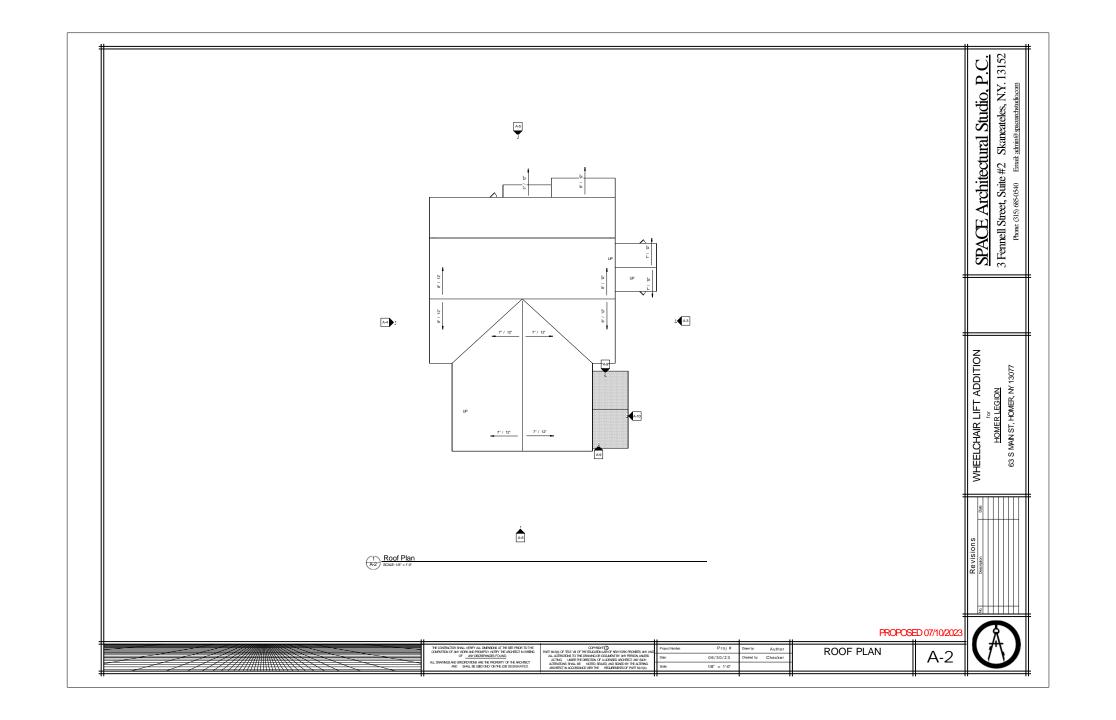
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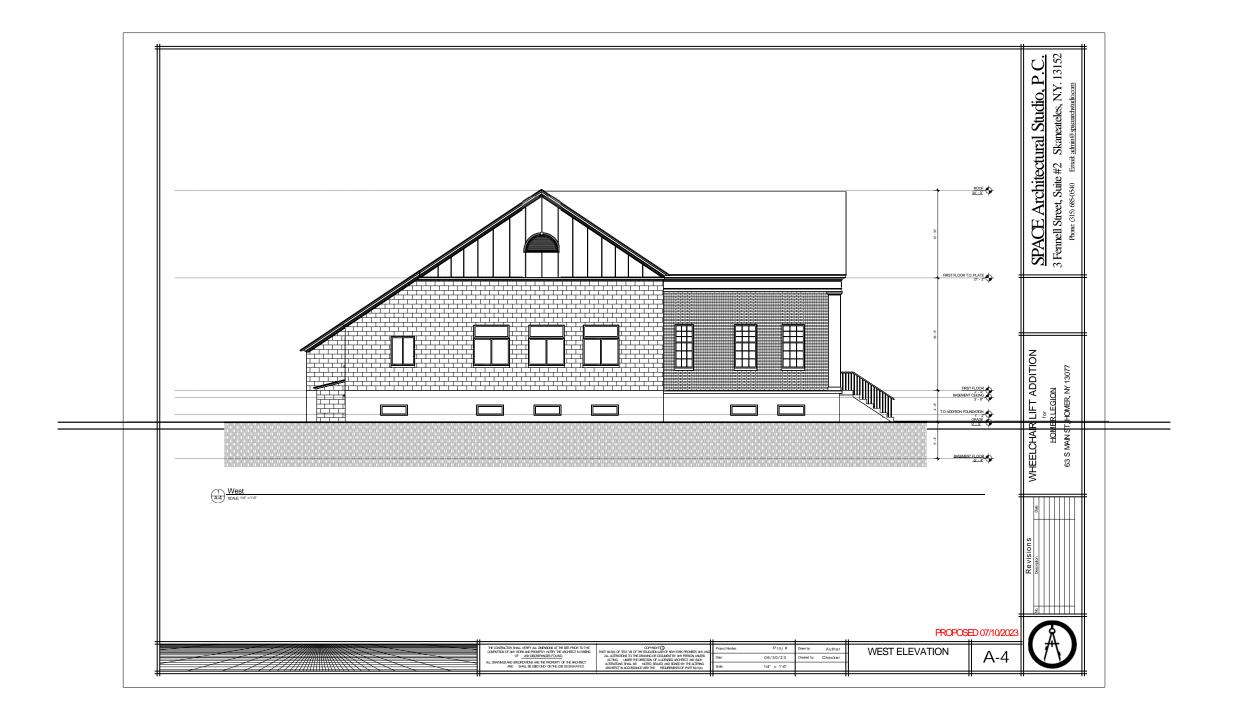
EXISTING EXTERIOR VIEWS

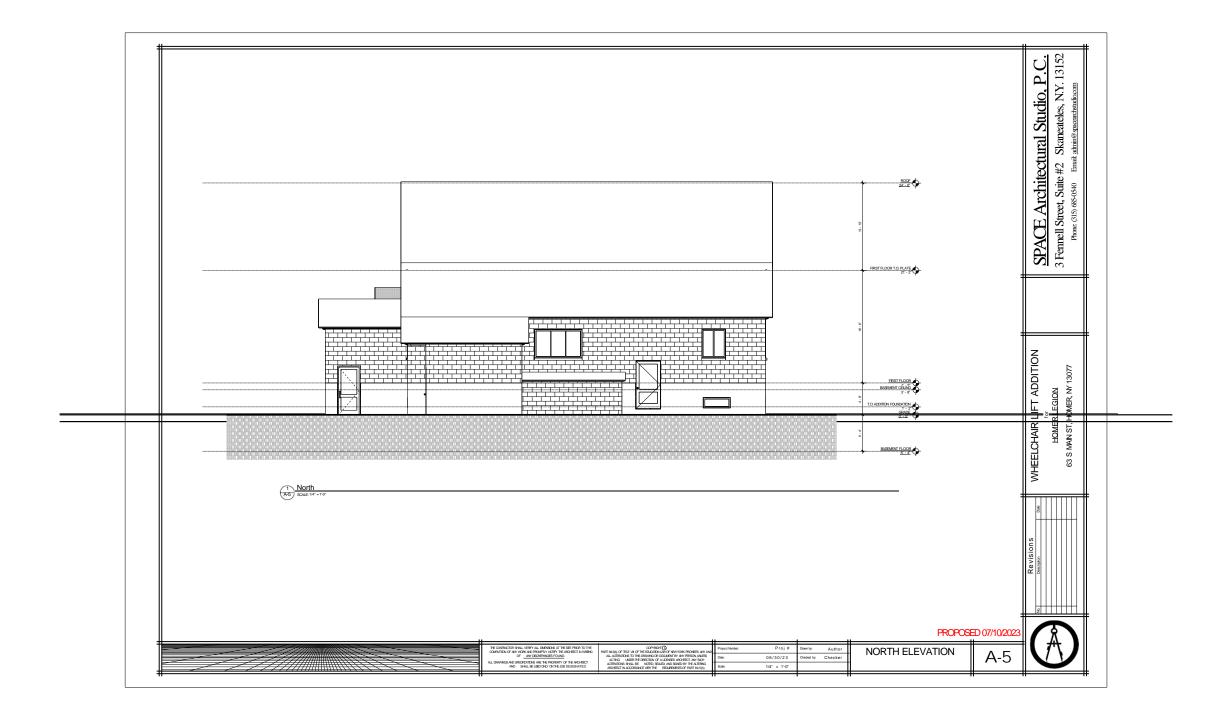


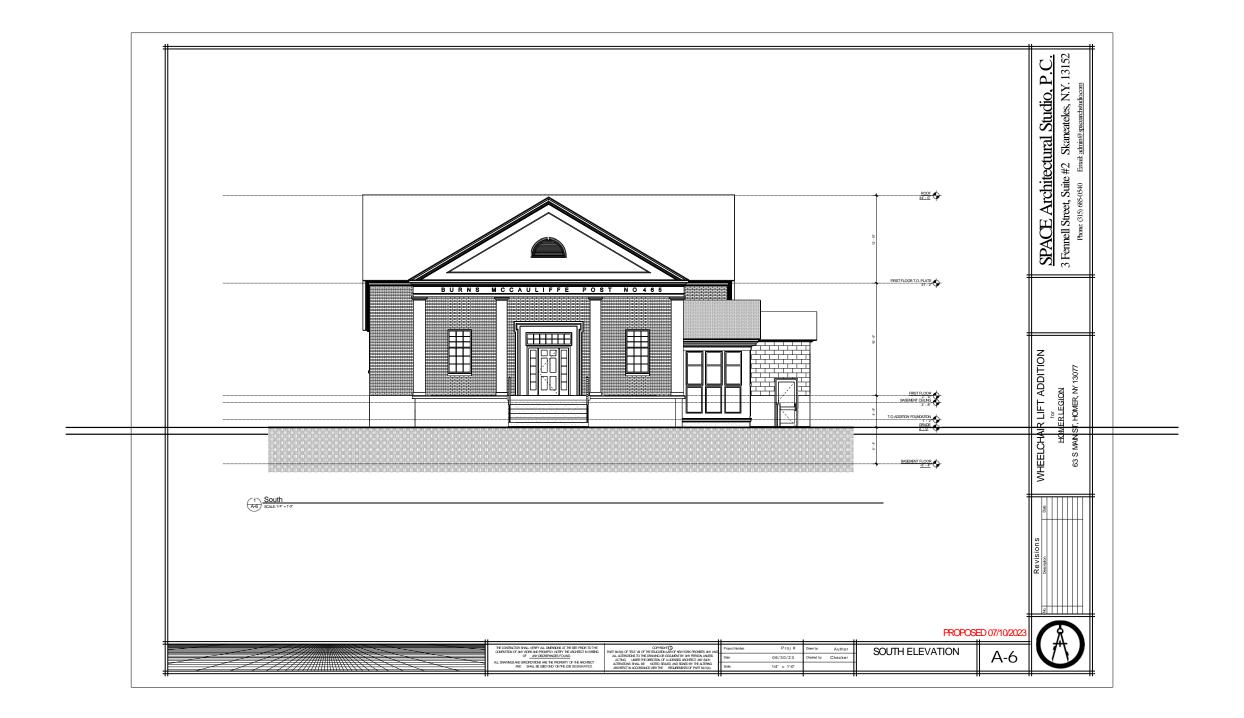


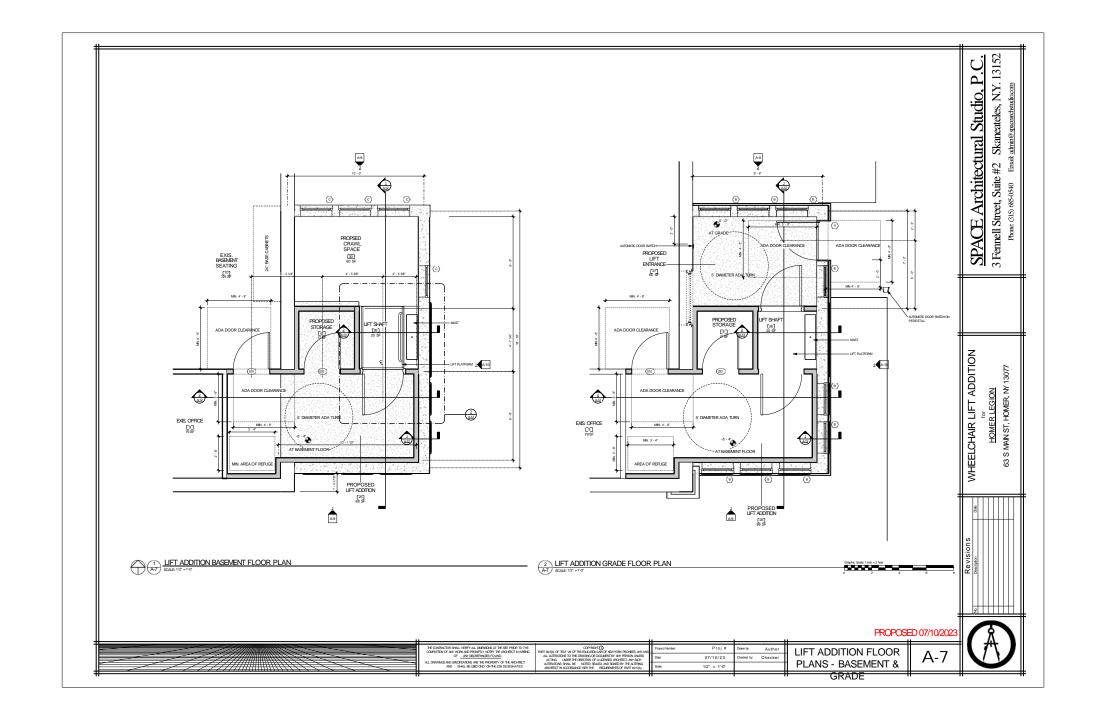


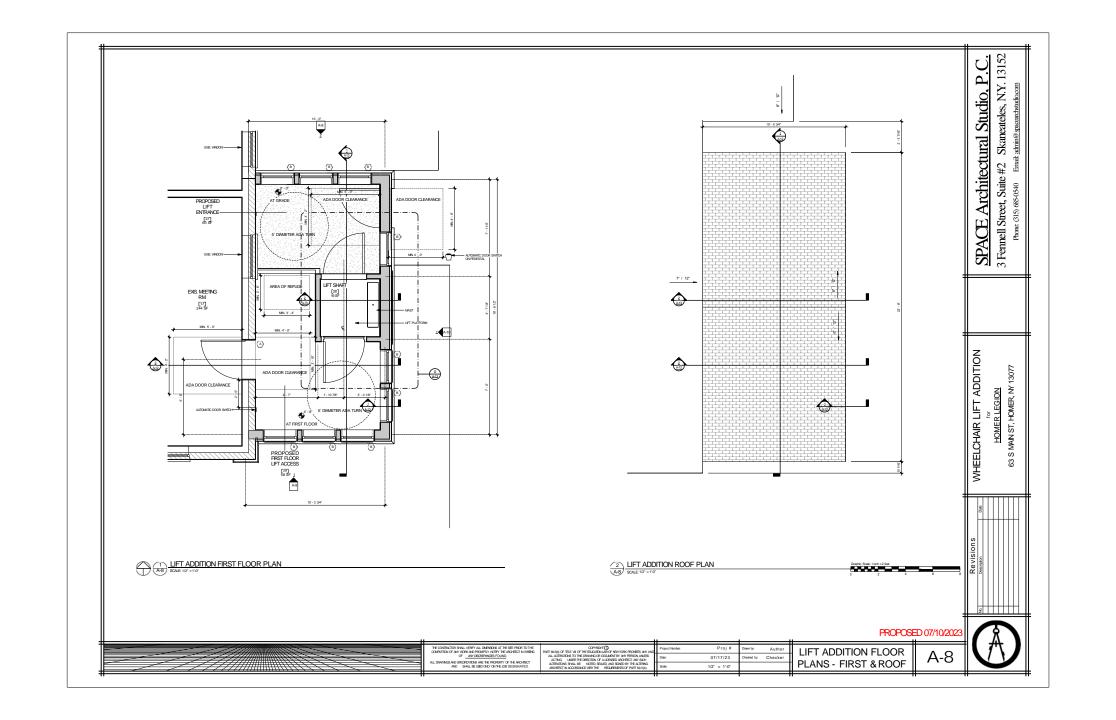


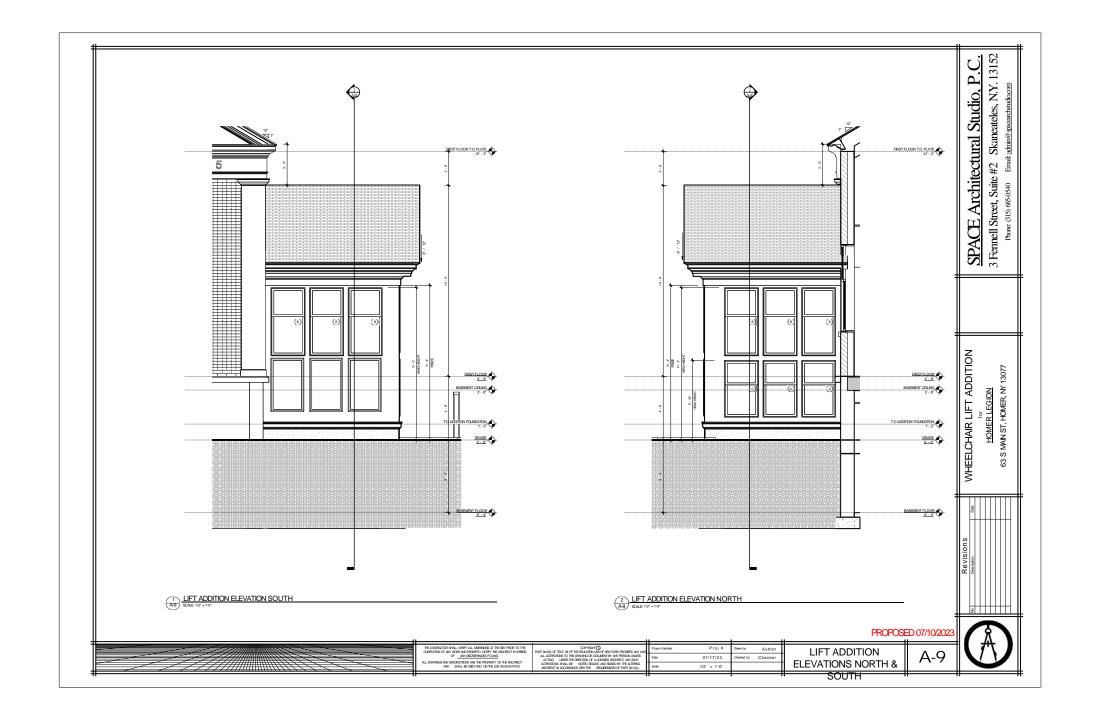


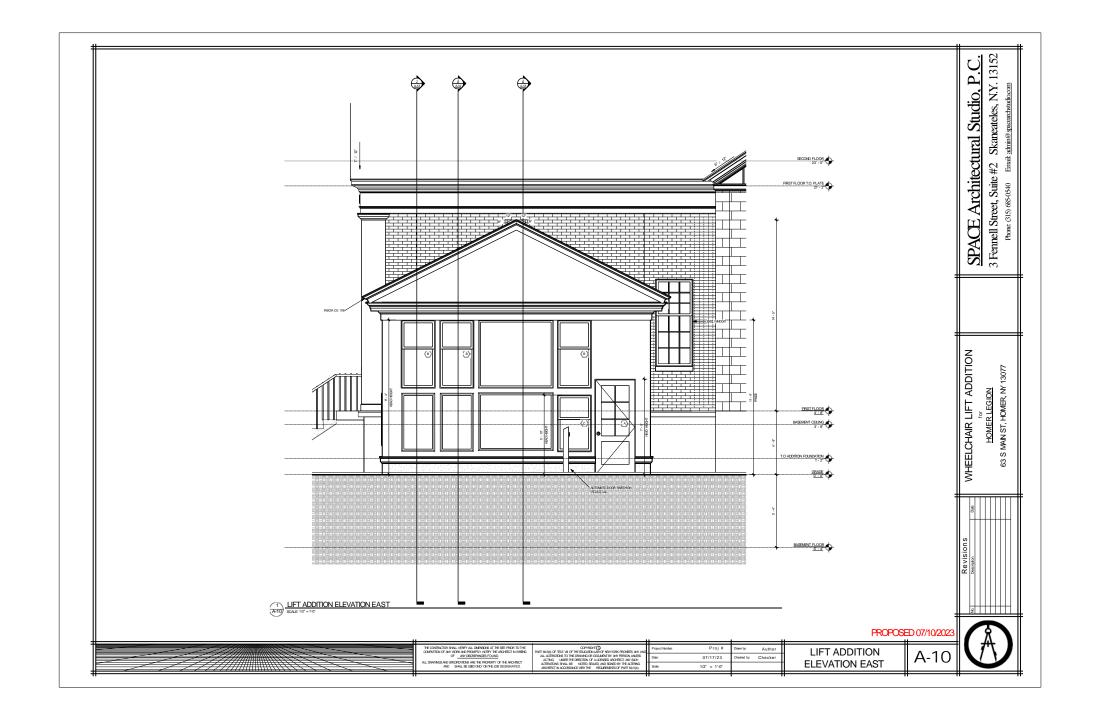














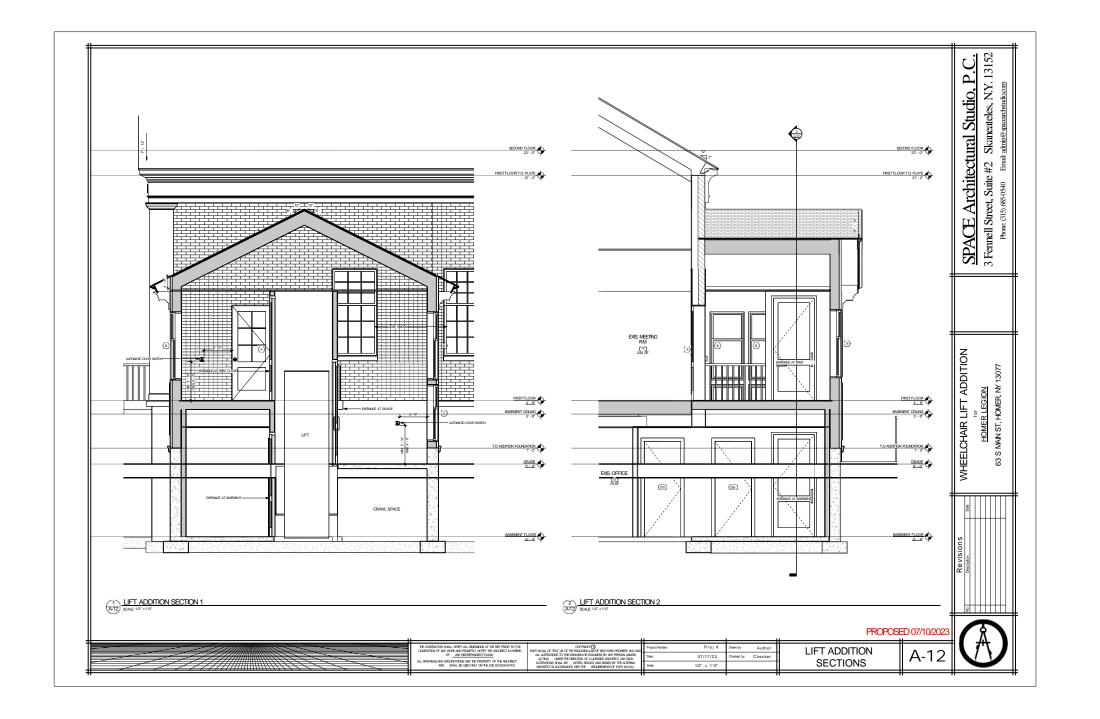
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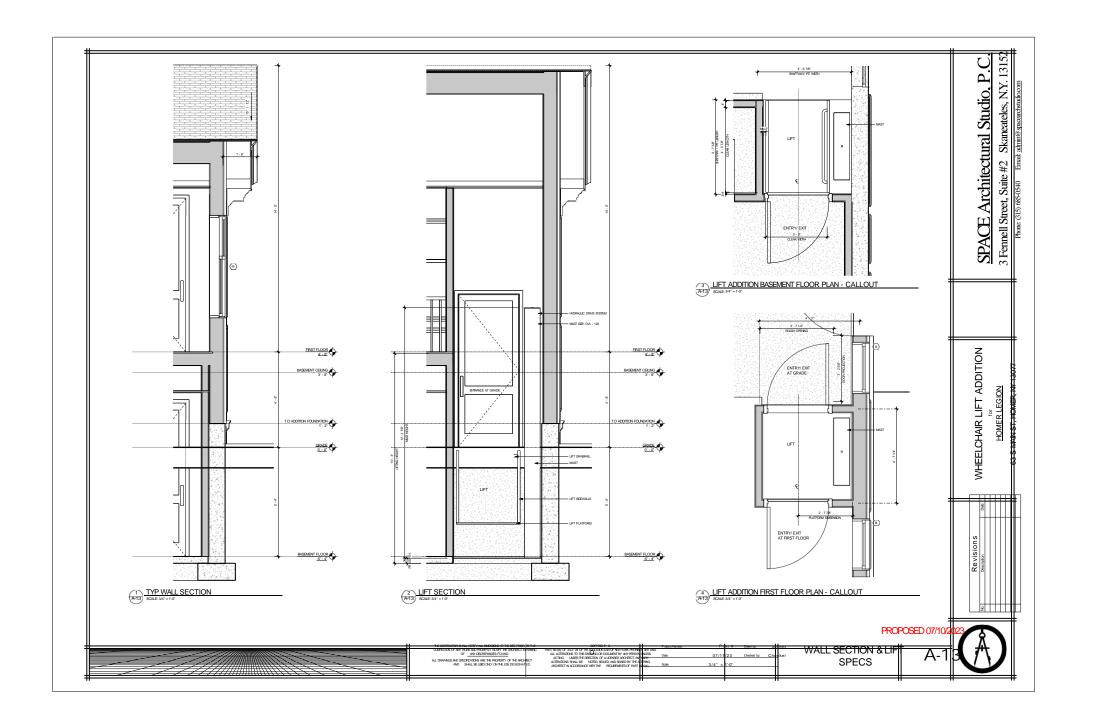
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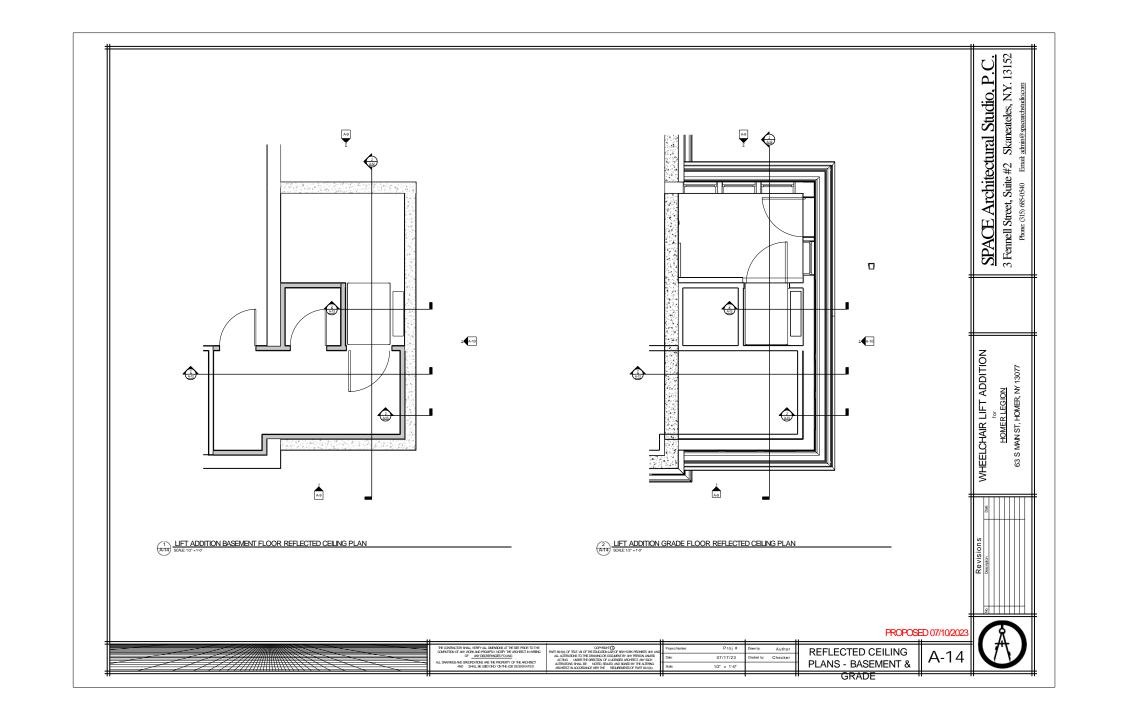
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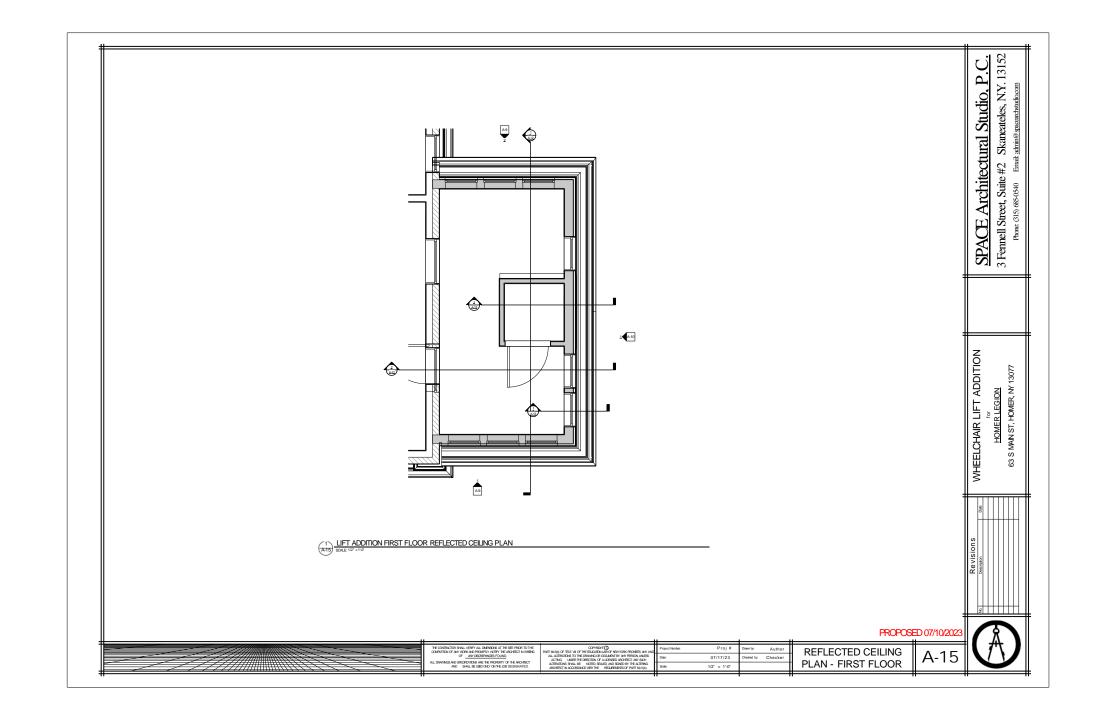
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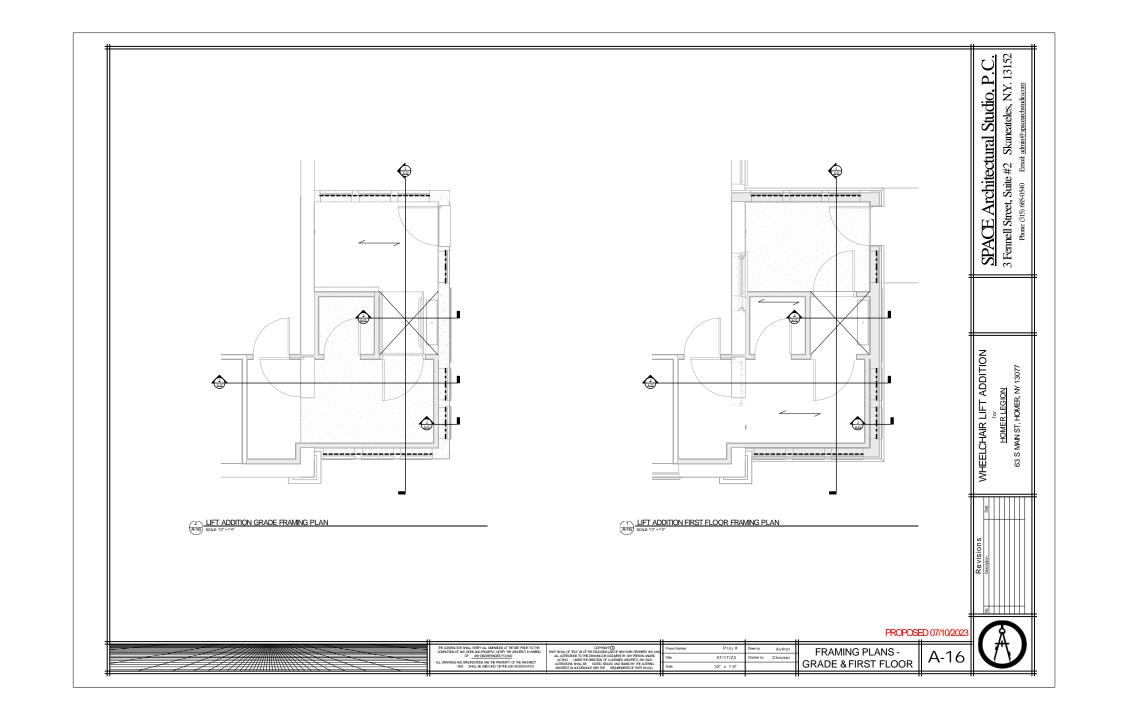
SPACE Architectural Studio, P.C. 3 Fennell Street, Suite #2 Skaneateles, NY. 13152
Proce (315) 685-0540 Enuit atmin@spaceatelstudocom WHEELCHAIR LIFT ADDITION HOMER LEGION 63 S MAN ST, HOMER, NY 13077

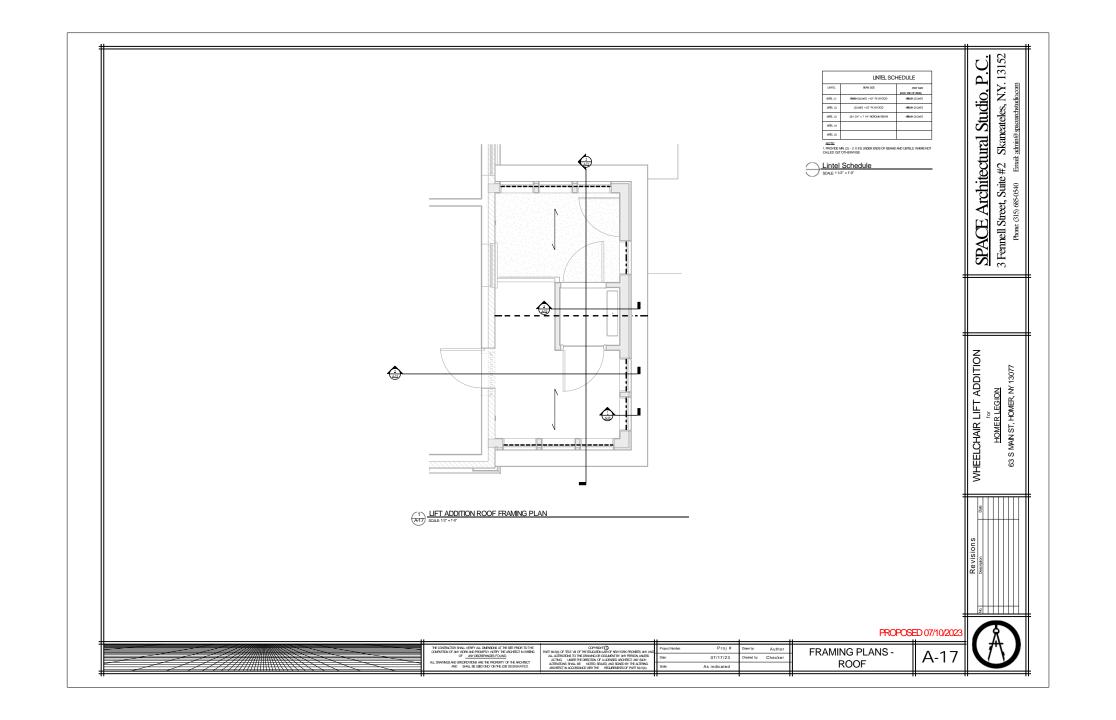












				Window Sci	nedule				
Type Mark	Rough Width	Rough Height	Manufacturer	Model	Windo w Light	Windo w Ve nt	Comments	Me ets Egre ss	Pha se Crea ted
A	3 - 0	7- 0	MARVIN WINDOWS & DOORS	TED					New Construction
	2 - 6	5 - 0	MARVIN WINDOWS & DOORS	CUEH0630	1002	552			New Construction
c	2 - 0	4 - 7	MARVIN WINDOWS & DOORS	CUDH0630	1002	552			New Construction

		Ligh	nt & Ventil	ation Sche			
Room Number	Room Name	Area	Req. Light Area	Req. Vent Area	Provide d Light Area	Provide d Vent Area	Comments

			Door Schedule			
Do or Numb er	Width	Height	Description	Level	Finish Comments	Phas Creat ed
010	2 - 0	7 - 0	Single Flush Door	BASEMENT		New
				FLOOR		Construction
020	2 - 0	7.0	Single Flush Door	DASEMENT		New
				FLOOR		Construction
030	2 - 0	7 - 0		GRADE		New
						Construction
110	3 0.	7 - 0		FIRST FLOOR		New
						Construction
290	3 0.	7 - 0		BASEMENT		New
				0.000		Construction

WHEELCHAIR LIFT ADDITION

HOMERLEGION
63 S MAN ST, HOMER, NY 13077

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Physic (315) 685-0540 Enuit admin@spaceatelsuifo.com

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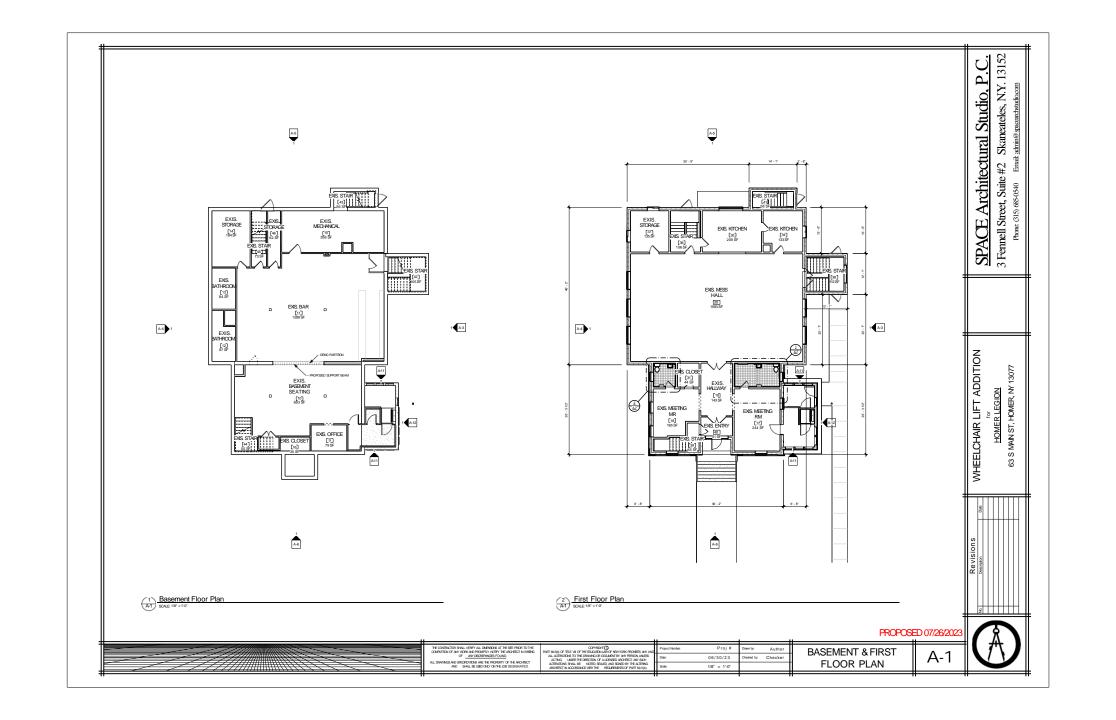
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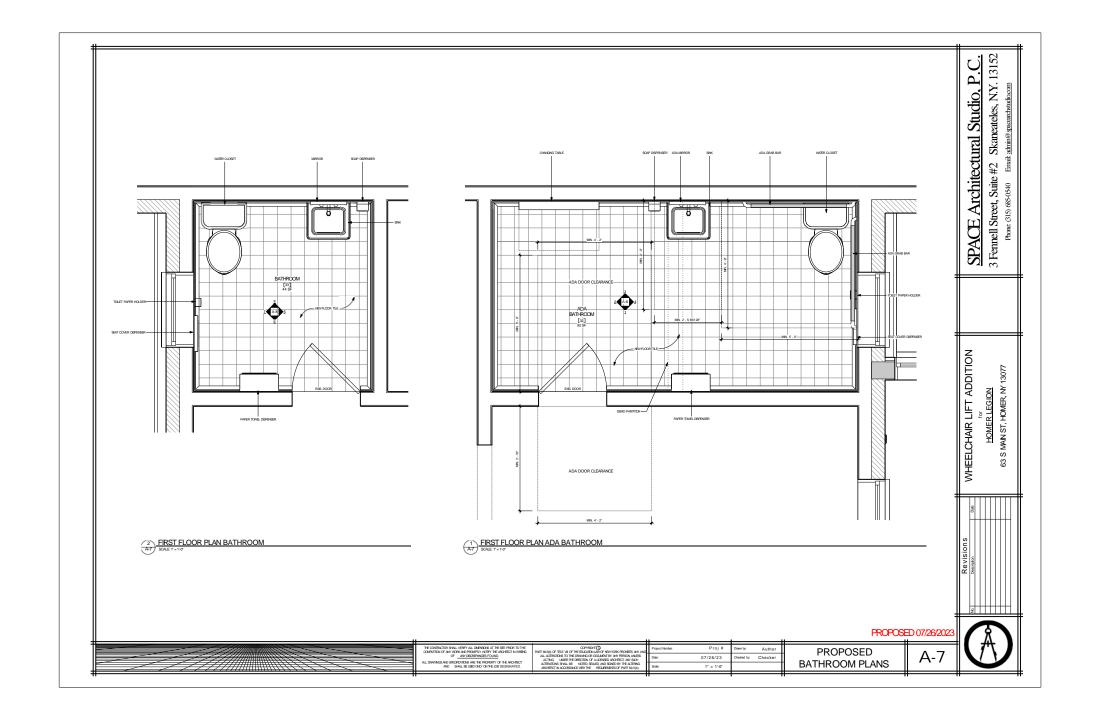
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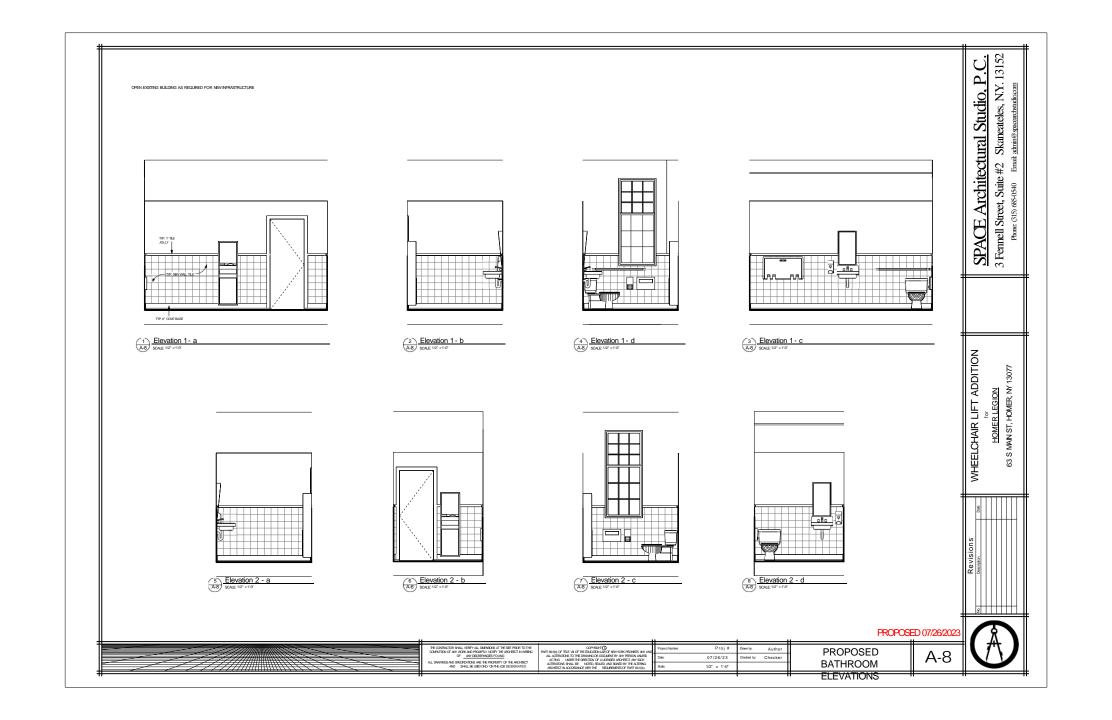
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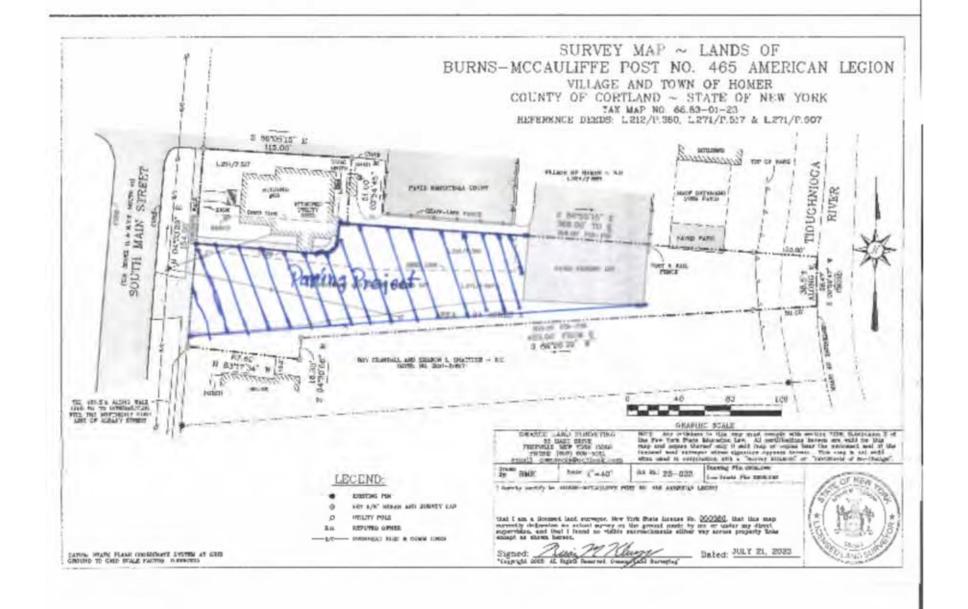
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 SCHEDULES A-18









Brockway Lofts – 41 James Street. Adaptive Reuse of a 30,000 sq ft building into a threestory market-rate apartment complex with 41 loft style apartments. The Brockway Square Development would also host a potential coworking space, community center, and yearround farmers market on a four-acre property.

Sponsor – Jamie Yaman, Yaman Development Group

- Total Project Cost \$12,000,000
- Requested DRI Amount \$3,600,000- (30%)
- Other funding sources Private Equity, Bank Financing, National Grid



The Lofts at Brockway Square

41 James Street, Homer

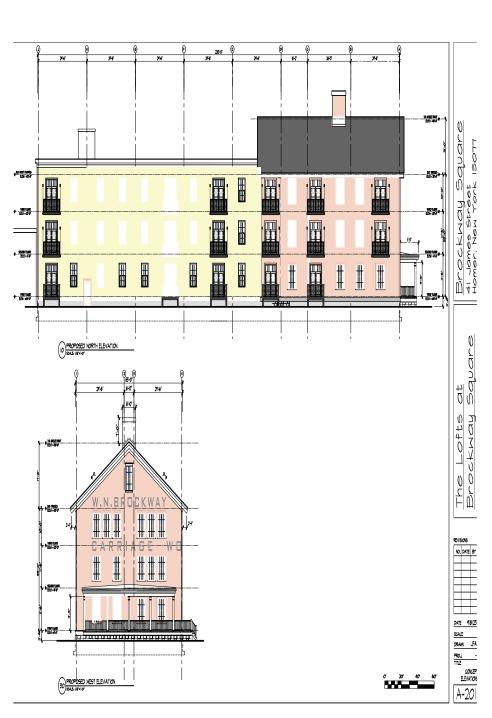














Fts at say Square

BrockMay Squar 4 James Street Homer, New York 18011

	The Lofts and BrockMay Square	DATE 9(8/23 SCALE DRAWN JFA
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The Lofts at Brockway Square

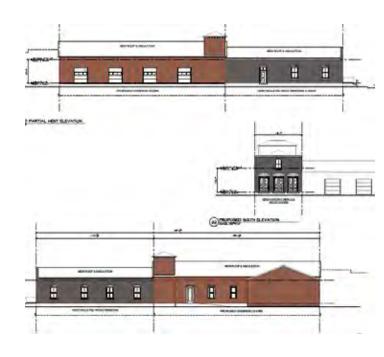
41 James Street, Homer

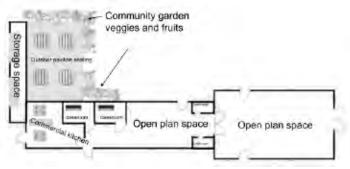
Non Profit Projects

Year-Round Farmers Market and Commercial Kitchen - 41 James Street. Renovation of 4,600 sq ft into a 20-C commercial kitchen and multi-use space for year-round Farmers Market. Project will include construction of kitchen, new bathrooms, and new roll-up garage doors for market vendors to load and unload. Will include Community Center that is operated by Cortland Collective Impact Initiatives

Sponsors – Jackie Leaf, Kate Downes – Seven Valleys Health Coalition

- Total Project Cost \$952,500
- Requested DRI Amount \$822,500 (86%)
- Other funding sources Grants, Yaman Real Estate,
- Items of Note dependent on and in collaboration with Brockway Lofts at 41 James Street





Pine Street Complete Renovation and Site Rehab - 8-12 Pine Street. The project will include renovation of 4,500 square feet (3 existing units) with plans of an addition totaling 4,500 sq. feet which will house 4 new units (7 units total).

- Sponsor Paul Armiedo, Armiedo Property Management LLC
 - Total Project Cost \$1,189,263
 - Requested DRI Amount \$475,705 (40%)
 - Other funding sources Private Equity



Renovation – 52 Cayuga Street.
Renovation of 2-story home and additional 2-story building totaling 6,000 sq ft. The project will include interior updates as well as exterior updating (new siding, paving, lighting, landscaping). The project plans to convert three of the units to ADA compliant apartments.

Sponsor – Paul Armiedo, Armiedo Property Management LLC

- Total Project Cost \$771,248
- Requested DRI Amount \$308,499 (40%)
- Other funding sources Private Equity



A-Frame Renovation – 93 Clinton Street. Updates that will provide 7 newly renovated apartments. Exterior renovations include ramp construction, window and door enhancements, landscaping, lighting, and paving. The existing A-frame (7,200 square feet) will convert to two ground floor apartments, and two first floor apartments (ADA compliant). Two additional second floor apartments will be constructed as well. A new addition (3,000

square ft.) would extend the rear of the property to

accommodate three additional units.

Sponsor – Paul Armiedo, Armiedo Property Management LLC

- Total Project Cost \$1,441,683
- Requested DRI Amount \$576,673 (40%)
- Other funding sources Private Equity



New York State Downtown Revitalization Initiative

Homer NY

September 2023





Armideo Property Management

- Construction and property management company
- Combined 70+ years of experience
- Residential & commercial
- Project ready





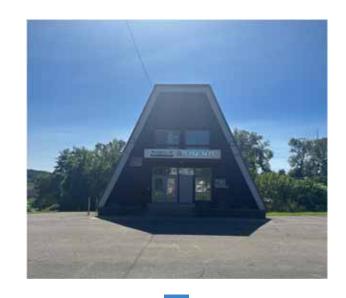




3 Proposals









52 Cayuga St

93 Clinton St

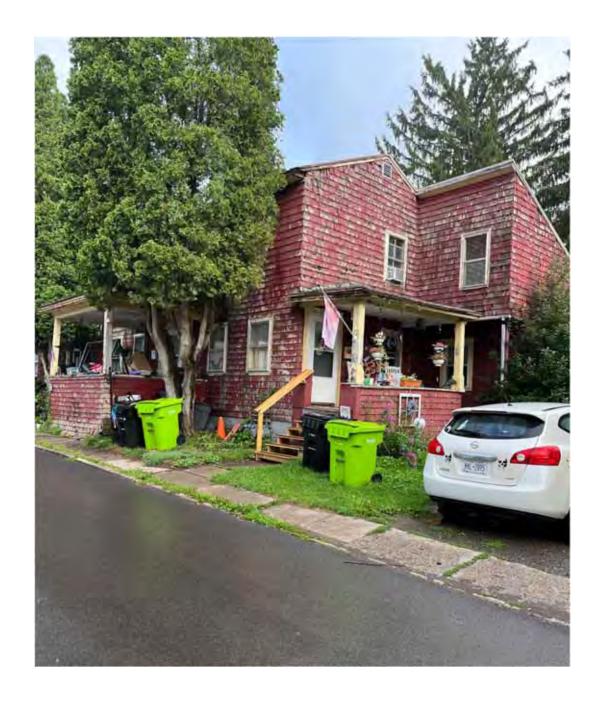
Homer Downtown Revitalization Initiative Redevelopment & Rehabilitation Benefits

- Improved buildings
- Provide additional housing opportunities
- Redevelop vacant space
- Follow decarbonization requirements
- Increase energy efficiency
- Improve quality of life in neighborhood
- Beautification



8-12 Pine St

Pine Street Complete Renovation & Rehab





At Present

Structural/mechanical issues

Foundation crumbling

Roof leaking

Minimum insulation

Outdated windows/doors

Proposed

Transformation of entire space

Rehabilitate all mechanicals, HVAC, windows & doors

New roofing, siding

Create 2 ADA compliant units

Addition of 4 new units

Bioswales, grade land, area for snow storage

Landscaping

Beautification - encourage residents to live/work in the village









8-12 Pine St

DRI Funding \$475,705

Main Building	
Framing	\$115,000
Electric	\$66,570
Plumbing	\$49,044
Heating	\$51,946
Paving	\$25,000

Addition	
Electric	\$56,520
Plumbing	\$53,392
Heating	\$38,927
	\$19,306 towards
Roofing	roofing (total cost
	estimate \$19,500)



52 Cayuga St

Route 90 Renovation





At Present

Outdated windows/doors
Siding in need of repair
Heating/electrical/plumbing outdated

Proposed

Weatherization improvements
Decarbonization measures
Convert 3 units to ADA compliant
New siding, lighting
Landscaping, paving
Facade enhancements
Route 90 corridor beautification



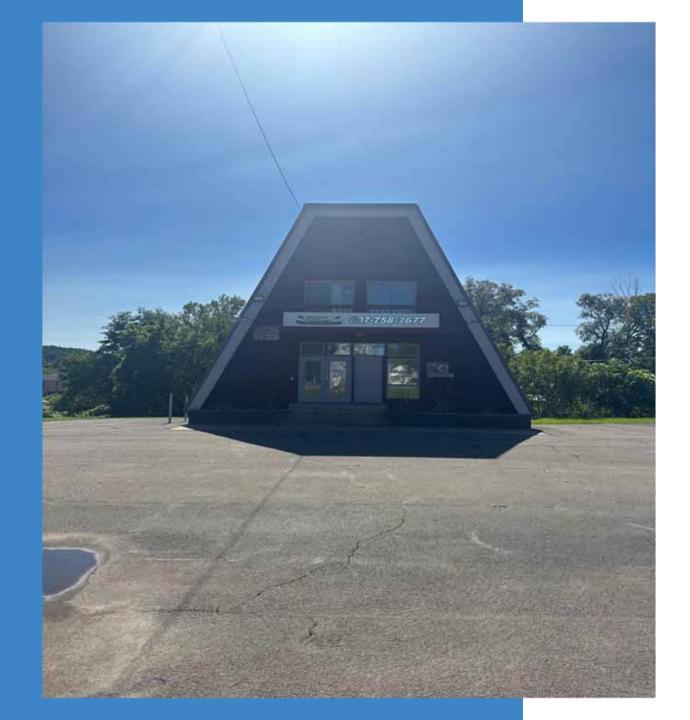




52 Cayuga St

DRI Funding \$308,499

Both Buildings	
Electric	\$73,410
Plumbing	\$62,436
HVAC	\$67,872
Paving	\$38,000
	\$66,781 towards framing
Framing	(total cost estimate
	\$94,300)



93 Clinton St

A - Frame Renovation





At Present

Currently unoccupied Potential for housing opportunities

Proposed

Convert 3 units to ADA compliant

Weatherization/decarbonization measures

Replace windows/doors

Ramp construction

New siding, exterior lighting

Landscaping, paving

Transformation & revitalization of busy intersection

Beautification of route to Homer village from points west









93 Clinton St

DRI Funding \$576,673

Main Building	
Electric	\$90,780
HVAC	\$87,886
Plumbing	\$106,088
Sprinkler	\$45,000
Water main	\$19,200
Stripe/Pave/Seal Parking Lot	\$35,000
Porch/Ramp	\$25,000
Gradework	\$14,340 towards gradework (total cost estimate \$15,000)

Additi	
on	
Electric	\$45,890
HVAC	\$35,945
Plumbing	\$45,044
Sprinkler	\$10,000
Porch	\$16,500

Questions?

Cnyhousing.com

Paul Armideo

607-423-7765



Private Projects

Classy Canna – 8 North Main Street.

Renovation existing residential structure to create an ADA accessible storefront that will offer the sale of local artisan wares, pottery, specialty gifts, glassware, and herbal remedies. Renovations include an ADA entrance, window replacements, new doors & security system, ADA bathroom, new parking lot with EV charging stations, and removal of a barn to provide access to green space.

Sponsors - Kailey Ruoff and Stephanie Koslowski, Classy Canna LLC

- Total Project Cost \$207,143
- Requested DRI Amount \$82,857 (40%)
- Other funding sources Bank financing





Homer DRI Sponsor Presentation

September 27, 2023

ABOUT US

At Classy Canna Shoppe, LLC, we believe in promoting the region and fostering collaboration among local small business for the betterment of the community. Classy Canna Shoppe is a new women owned retail business that will offer the sale of local artisan wares, pottery, specialty gifts, glassware and herbal remedies.





8 N. Main Street in the Village of Homer was right on the edge of the business district. Co-Sponsor Stephanie Koslowski petitioned the village to update the zoning.

Structure built in 1881. Furnace replaced <10 years. Electrical updated, windows are close to original.

8 N MAIN STREET REHABILITATION

DOWNSTAIRS NEW STOREFRONT

UPSTAIRS REMAINS RESIDENTIAL

ADA ENTRANCE

Adding an ADA entrance is a crucial step towards creating an inclusive and accessible downtown area.

ADA EMPLOYEE BATHROOM

Classy Canna Shoppe aims to be inclusive of all abilities.

PARKING LOT

Propose creating a multi-use parking lot in the "backyard" of the address.

WINDOW REPLACEMENT

Upgrading the windows of the former residence brings multiple benefits.

SECURITY

Security includes camera system and alarms.



ADA ACCESSIBLE ENTRANCE

By providing accessibility for individuals with disabilities, the project demonstrates a commitment to equal opportunities and compliance with legal requirements. An ADA entrance allows people with mobility challenges to enter and navigate the building comfortably, promoting inclusivity and ensuring that everyone can enjoy and contribute to the revitalized downtown area. In order to add a compliant ramp and keep with the aesthetics of the building, the sidewalk leading to the entrance will need to be addressed as well. The current concrete stairs need to be brought up to code.



WINDOW REPLACEMENT

Improves the aesthetic appeal of the building, which is essential for downtown revitalization efforts. Modern, well-maintained windows can enhance the overall visual attractiveness of the area, making it more inviting for both visitors and potential business owners.

Removing 30 single pain windows with storm windows and replacing with ClimaTech PriME triple pane vinyl windows.

Energy Star "most efficient" windows which provides Low-E (low-emissivity) technology.

WINDOW REPLACEMENT











BATHROOM – REHAB AND ADA ACCESSIBILITY

The implementation of an ADA-compliant and gender-neutral bathrooms is a fundamental step in creating a more inclusive and accessible workplace where everyone's rights, privacy, and dignity are respected. It ensures that facilities are designed with the needs of all individuals in mind, regardless of their gender identity or ability status.

Rehab allows the bathroom to be modernized and fix some links and elderly plumbing.

BATHROOM CON'T







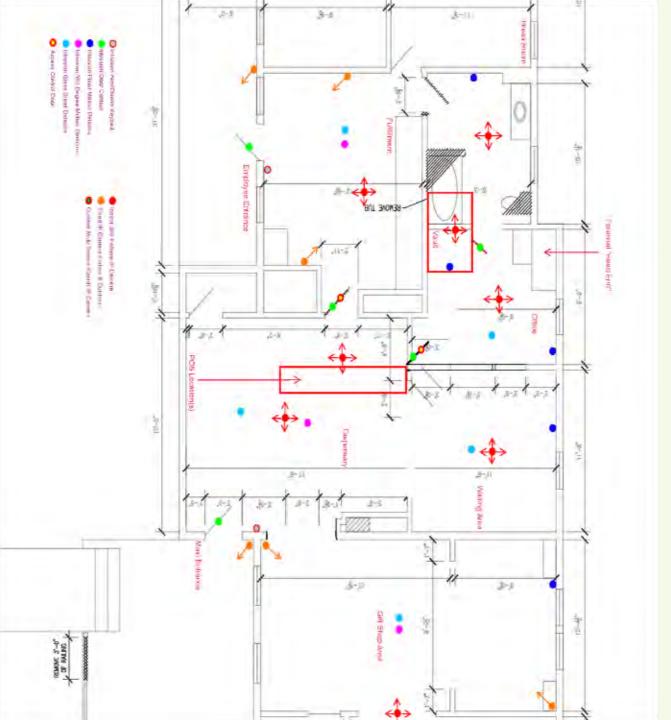


COMMODE

WINDOW

TUB DEMO

TUB DEMO CON'T



SECURITY

Although we all believe the Village of Homer is a safe place, we would be naïve to think security is not a concern.

Theft Prevention: A security system, including alarms, cameras, and access control, can deter criminals and prevent theft.

Employee and Customer Safety: A security system helps protect our employees and customers. It can signal emergencies, such as fires or intrusions, allowing for a quick response and evacuation if necessary.

Video Surveillance: Security cameras to monitor premises 24/7, providing a visual record of activities.

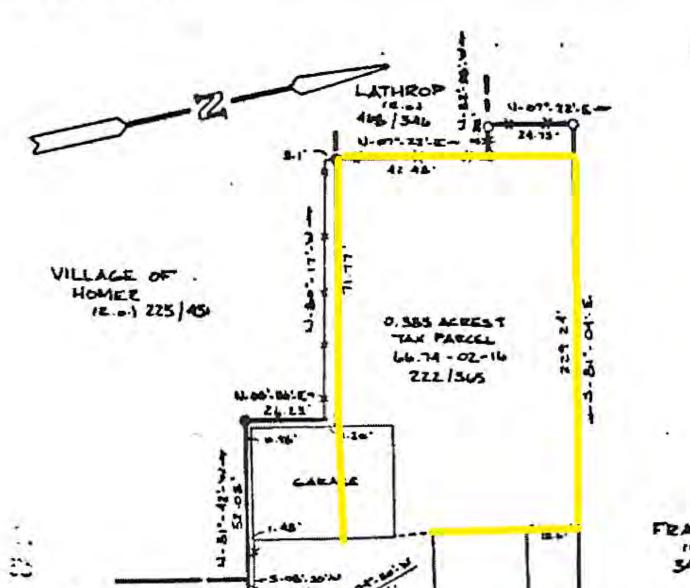
Access Control: Implementing access control systems can restrict entry to authorized personnel only.



PARKING!

We propose creating a multi-use parking lot in the "backyard" of the business address 8 N Main Street. Starting a business without addressing the needs for parking in not good stewardship towards the village and its residences. A 20-space parking lot in the Village of Homer is necessary to provide convenience for residents, attract visitors, ensure safety, and traffic management, as well as support the local economy. While this parking lot would primarily be for the business' located at 8 N. Main Street, it could be made available for community events as well. For safety considerations, overnight parking would not be allowed.





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PARKING LOT











CAPACITY

The owners have a wide range of experience with implementing projects both large and small. Stephanie has a vast history of managing projects and running businesses. Hailey is at the tail end of a state-wide implementation of a new learning management system for SUNY. 25 years of operations experience implementing new projects.

PARTNERS



ADA ENTRANCE





SECURITY

Christmas Construction

STAFF BATH AND ASSISTING SECURITY CONTRACTOR



BARN DEMOLITION



WINDOWS



PROJECT READINESS AND TIMEFRAME FOR IMPLEMENTATION

ADA ENTRANCE

2 Weeks or less lead time is needed to notify Mike's Masonry. Of course, the weather is an issue with the pouring of cement, the sooner the better!

PARKING

TBD since construction cannot begin until the spring, however discussion has already taken place to be "first on the list."

WINDOWS

Need a 10-12 week lead time for scheduling and the entire replacement will take 1 day.

SECURITY

Need a 6-8 week lead time for scheduling as multiple contractors work simultaneously.

BATHROOM

2-3 week lead time.

Approximately 3 weeks to complete demo and rehabilitation.



ANTICIPATED REVITALIZATION BENEFITS The proposed improvements not only benefit the former residence but also have a positive ripple effect on the overall downtown community, attracting new businesses, encouraging foot traffic, and fostering economic growth.

The creation of a shared parking lot in CCS's backyard will address the parking challenges faced by the business and the local community.

In total, Classy Canna Shoppe hope to hire 7-10 people in the first year. The owners will be working with the local college for internship opportunities.



DRI ESTIMATES

Action	Cost	Funding Source	Status of Funds			
Install Triple Hung Vinyl windows (30) (C. Michael Exteriors)						
	\$49,900.00		Anticipated			
Accessibility ramp and stairs (Mike's Masonary)	\$5,500.00		Anticipated			
Asphalt ground prep and resurfacing (FirstChoice)	\$60,000.00		Anticipated			
Partial building demolition (for parking lot)(Contento's)	\$5,000.00		Anticipated			
Security with internal access control, cameras and redundant systems. (IK Systems)	\$66,743.3	33	Anticipated			
ADA Employee Bathroom (Christmas Construction)	\$10,000.00		Anticipated			
Alternative Fuel Station (2) (from NYSERDA site)	\$10,000.00		Anticipated			
Total DRI funding request	\$82,857.3	33				
Total funds from other sources	\$124,286.0	00				
Total project cost	\$207,143.3	33				

THANK YOU

Stephanie Koslowski, CEO Hailey Ruoff, COO Classy Canna Shoppe, LLC





Non Profit Projects

Renovation & Repurposing of the Little White Church - 9 Central Park Place. Stage one of four stages to redevelop and restore the Little White Church located on Homer's Village Green. Stage one includes: excavation and replacements of foundation walls, demolition and replacement of link structure and roof, pouring of basement floor, replacement of sill plates, removal and restoration of stained glass and Palladian windows, asbestos abatements, realignment of chapel and community hall, installation of new steps, replacement of siding as necessary.

Sponsors – Joseph Cortese, Ty Marshal, Linda Dickerson Hartsock, Center for the Arts

- Total Project Cost \$2,474,867
- Requested DRI Amount \$1,169,393 (47%)
- Other funding sources EPF grants, Capital Campaign, Sen. Gillibrand FY 24 Discretionary Spending, Bank Financing

FROM
"LITTLE W HITE CHURCH"

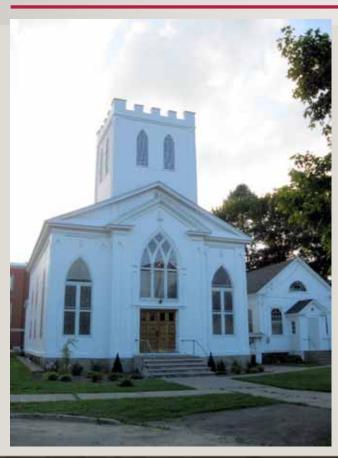
TO

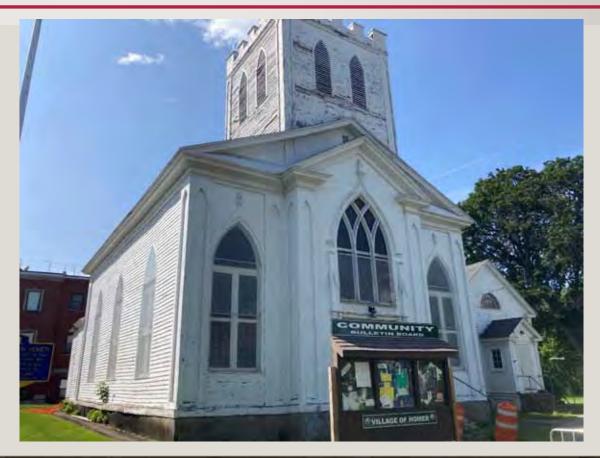
"HOMER CULTURAL CENTER"

A CENTER FOR THE ARTS PRODUCTION

"DEMOLITION BY NEGLECT"

SINCE ADDITION TO THE NYS AND FEDERAL HISTORIC REGISTERS





973 2023















OUR VISION FOR THE NEW "HOMER CULTURAL CENTER"

- Refurbishment of chapel and community hall w/new link structure between
- Landscaped with rain garden, pollinator patch, and edible grove
- Fully ADA accessible
- Decarbonized HVAC systems
- Multifunctional spaces for entire village's use



THE FOUNDATION IS THE KEY

- Chapel foundation: laid stone; all four walls are leaning in from the top.
- Link structure foundation: sound, but stairway and basement passageway between chapel & community hall too low and narrow.
- Community hall foundation: fired "glass block" construction; brittle blocks are broken in many places. North wall is broken at grade level: bottom and top halves both tip inward. No structural integrity.
- SOLUTION: One new foundation beneath the entire complex.

A FOUR-STAGE REFURBISHMENT PROCESS

- STAGE ONE: Foundations replaced & windows restored
- STAGE TWO: Install basic infrastructure*
- STAGE THREE: Build catering kitchen & pantry
- STAGE FOUR: Finishing touches & landscaping

STAGE ONE: FOUNDATION

\$1,169,393

- Remove stained-glass windows for restoration
- Support chapel and community hall on shoring structure
- Demolish entire center link structure and foundations of chapel and community hall
- Excavate and install one continuous foundation for entire complex
- Lower chapel and community center onto new foundation & sill plates
- Build new link structure (with rear-sloping roof)



STAGE TWO: INFRASTRUCTURE

\$1,066,271

- Repair & paint entire exterior
- Build two ADA restrooms
- Rewire, replumb, and insulate entire structure
- Install high-efficiency heat pump HVAC systems and boiler
- Restore community hall windows
- Reinstall restored stained-glass windows in chapel
- Refinish all walls, ceilings, floors
- Grade entry area; build new steps to all three entrances; install ADA ramp and entry to community hall

STAGE THREE: KITCHEN

\$100,068

- Mitigate asbestos in kitchen flooring
- Gut kitchen & build new from studs
- Demolish porch; rebuild new pantry
- Plumb & wire (220V) for new commercial kitchen appliances

STAGE FOUR: FINISHING TOUCHES

\$139,189

- Install all electric commercial kitchen appliances: dishwasher, range, icemaker, convection oven, refrigerator, freezer, etc.
- Install professional sound, lighting and video projection equipment in chapel. Install projection equipment in community hall.
- Build rain garden; plant pollinator patch(es); plant edible grove; plant privacy hedges
- Pave & mark handicapped parking spaces along existing sidewalk on north lawn.



VERSATILE, FLEXIBLE SPACES A TRUE HOMER COMMUNITY HUB

- Village meetings & events
- Festivals, celebrations, weddings, birthdays, memorials, graduations
- Integral part of Magic on Main, Bluegrass on the Green, Winterfest, Holiday in Homer
- Homer School District staff events and programs
- Landmark Society lectures, exhibits, programs
- Center for the Arts concerts, community theater plays, classes, camps, events
- Classical, world music, and jazz performances (local, regional, collegiate, national, international)















CENTER FOR THE ARTS EVENTS & GUESTS, ANNUALLY

CENTER FOR THE ARTS

Events (concerts, plays, recitals, weddings, art shows, open mic, business conferences, lecturers, etc.):

275

Number of guests attending events:

25,000

PROPOSED HOMER CULTURAL CENTER

Events (concerts, plays, recitals, weddings, art shows, open mic, business conferences, lecturers, etc.), coffee shop:

275

Number of guests attending events:

12,500

Total number of guests, annually: 37,500

DRI REQUEST FOR THE NEW HOMER CULTURAL CENTER

STAGE ONE: \$1,169,393 FUNDED BY HOMER VILLAGE DRI

- Stained-glass restoration
- Demolition of link structure & all foundations
- Complete new foundation system & stairs
- New link structure & ADA entrances
- Site grading & drainage

STAGES TWO, THREE, AND FOUR: \$1,305,474 FUNDED BY OTHERS

- New high-efficiency HVAC systems
- New plumbing & electrical systems
- New ADA restrooms
- New catering kitchen & commercial appliances
- Sound, lighting, & projection equipment
- All interior & exterior surfaces insulated & refinished
- Landscaping, sidewalks, & ADA parking (TBD)



Thank you for your imagination, your confidence, and your vision!

Boutique Hotel – 11 North Main Street.

Redevelopment of existing property into a 12,000 sq ft, 34-room boutique hotel. Planned to be attached to 3,000 sq ft spa at 9 North Main Street.

Sponsor – DM3 of Cortland LLC

- Total Project Cost \$11,120,000
- Requested DRI Amount \$4,488,000 (40%)
- Other funding sources Private Equity & Bank Financing





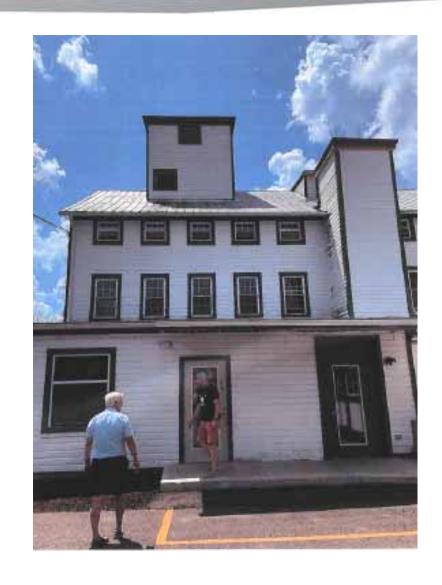
Wellness Spa – 9 North Main Street. The project will include the redevelopment of a deteriorating structure into a 3,000 sq ft. Wellness Spa. The structure is located on North Main Street - a highly trafficked corridor by pedestrians and vehicles and within close proximity to Town Hall. The project would connect directly to the proposed boutique hotel and update a highly visible property.

Sponsor – DM3 of Cortland LLC

- Total Project Cost \$3,385,000
- Requested DRI Amount \$1,000,000 (30%)
- Other funding sources Private Equity & Bank Financing



- Water Street Apartments 11 Water Street. Redevelopment of existing 7,000 sq ft building into multi-unit market rate apartments (7-8 new units).
- Sponsor DM3 of Cortland LLC
 - Total Project Cost \$3,680,000
 - Requested DRI Amount \$1,472,000 (40%)
 - Other funding sources Private Equity & Bank Financing



Senior Housing – 7 Pine Street. Renovation of former industrial space into six senior housing units. Upgrades to building sprinkler system and façade.

- Sponsors Bruce, Tyler, and Samantha Crandall
- Total Project Cost \$450,000
- Requested DRI Amount \$180,000
- Other funding sources Unknown
- Items of Note project total / request may increase



The Train Station— 11 Wall Street.

Redevelopment of the first ever train station in homer, a two-story 3,350 sq ft building, into retail, office space, and apartments. The project includes installation of new windows, elevator, deck, porch, conductors view window, and corbels. Project would host new café / bookstore (Book & Brew – SPF)

Sponsors – Kevin & Deborah Williams

- Total Project Cost \$990,000
- Requested DRI Amount \$396,000 (40%)
- Other funding sources Unknown
- Items of Note in collaboration with 11 Wall Street Book & Brew



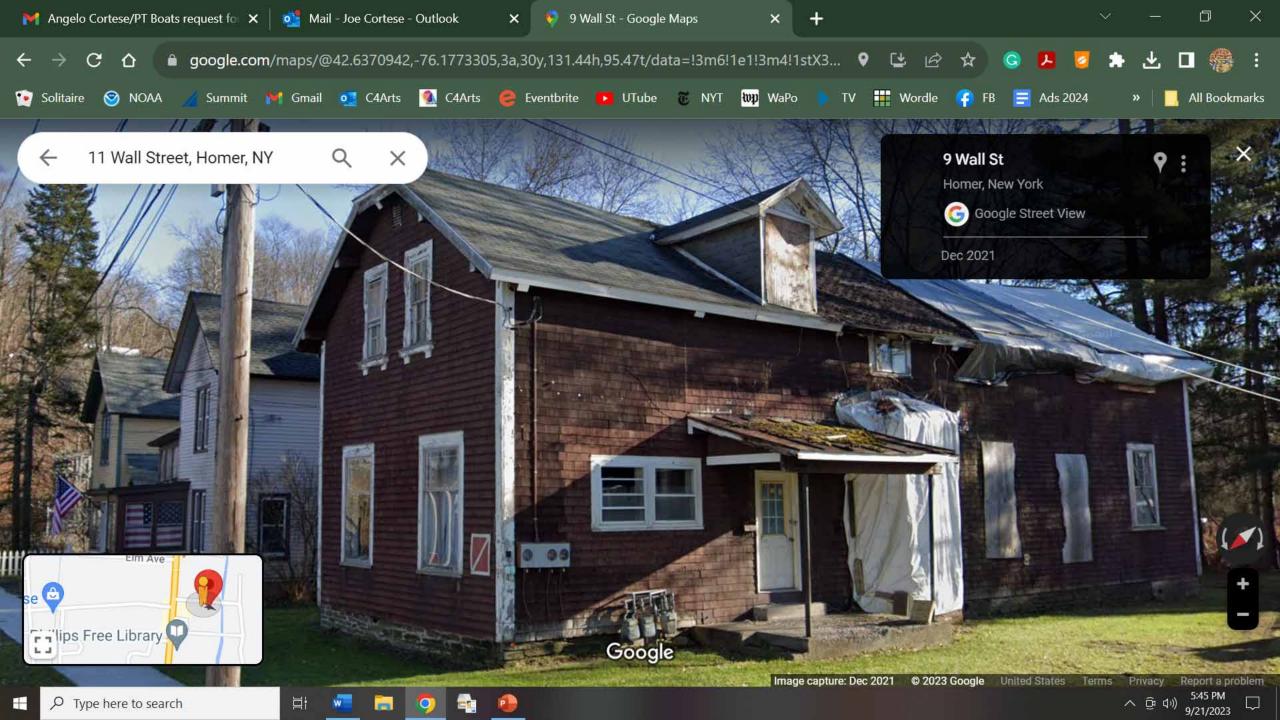
11 Wall Street Railroad Station

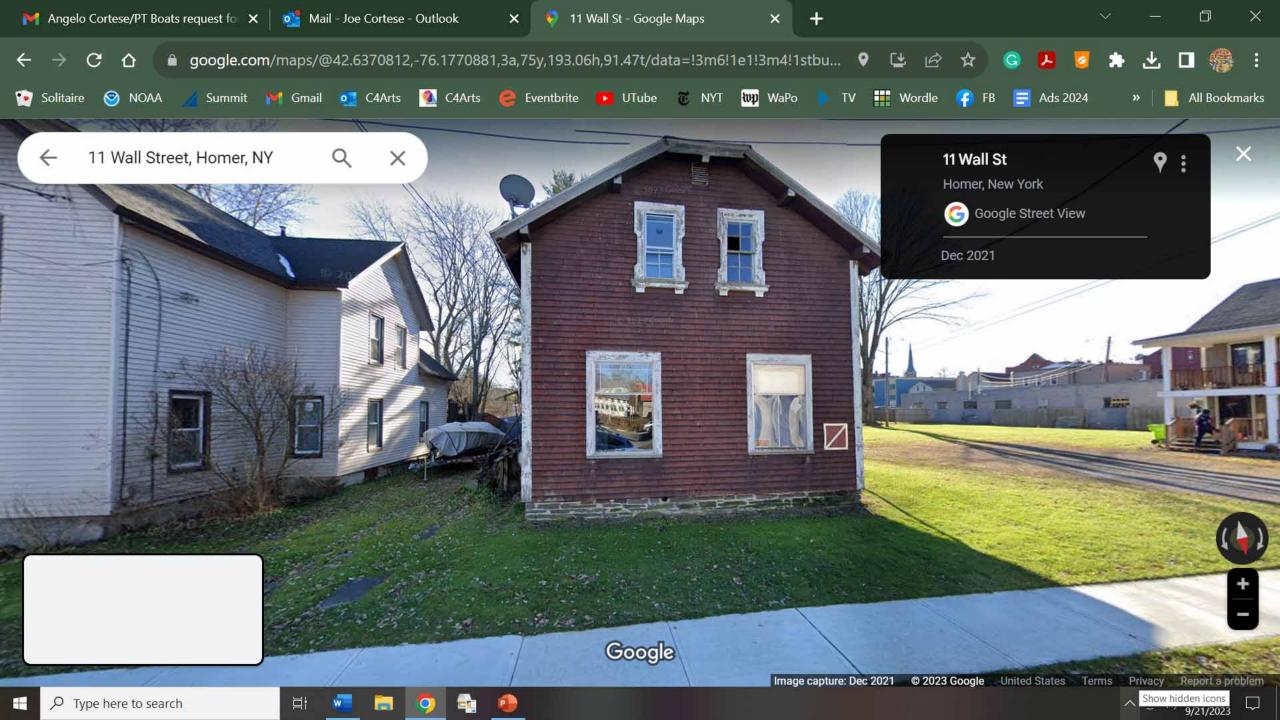
featuring

Nobe's Book & Brew

Homer Village DRI presentation Kevin & Deb Williams

(w/ Molly Lane & Joe Cortese)

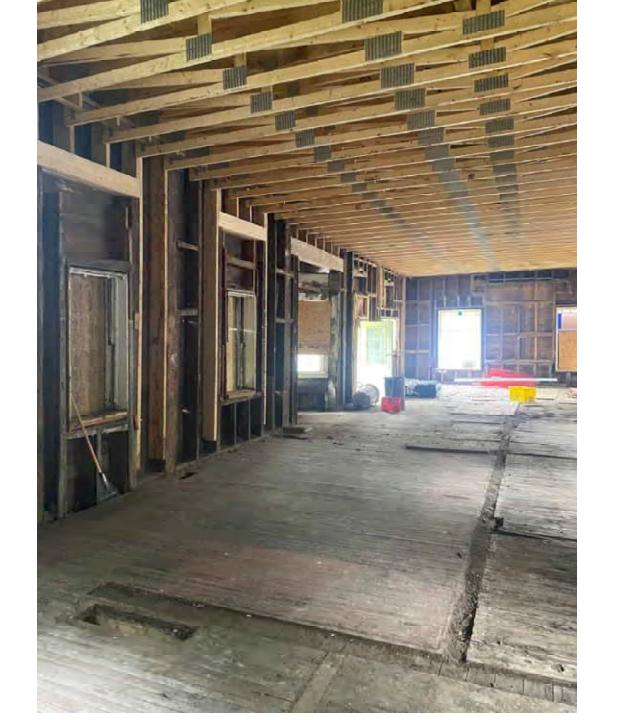




- The Building:
 Homer's first railroad station c. 1854
- Moved to 11 Wall Street c.1890s
- Apartment house (3 units)
- Abandoned and foreclosed upon 2016
- Purchased 2016 @ county auction
- Stabilized and gutted structure 2016-20
- Began reconstruction 2021:
 - New roof
 - Replaced/repaired all floor posts, beams & joists
 - Installed full second floor and roof (clear-span trusses)

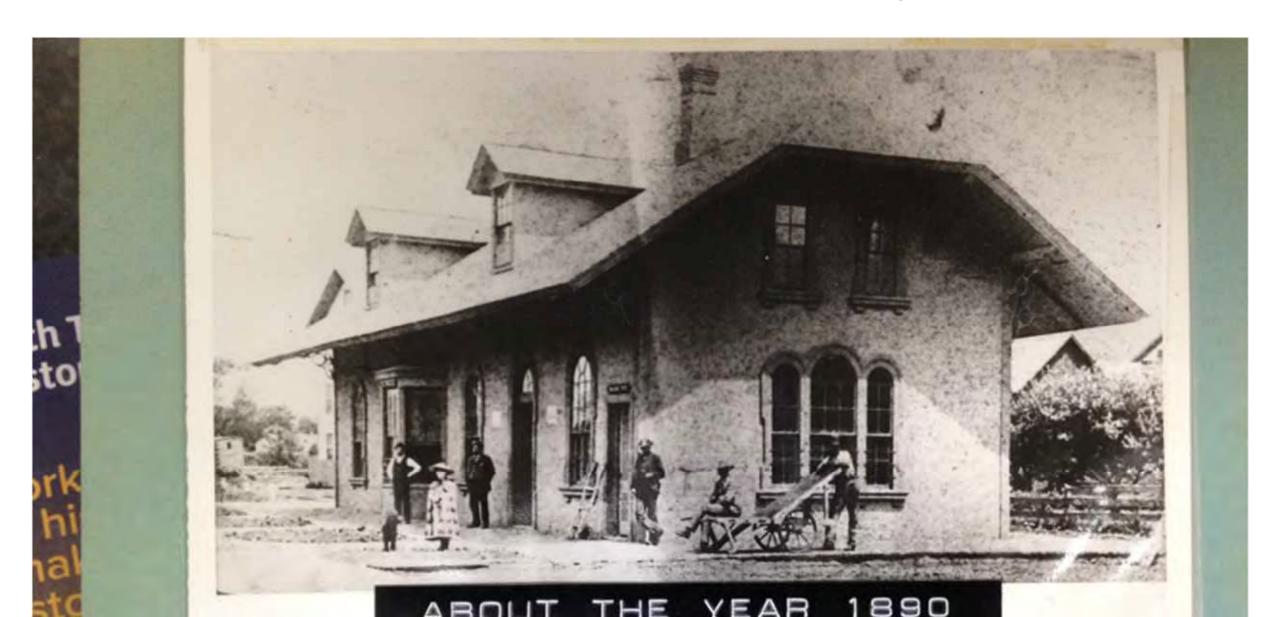




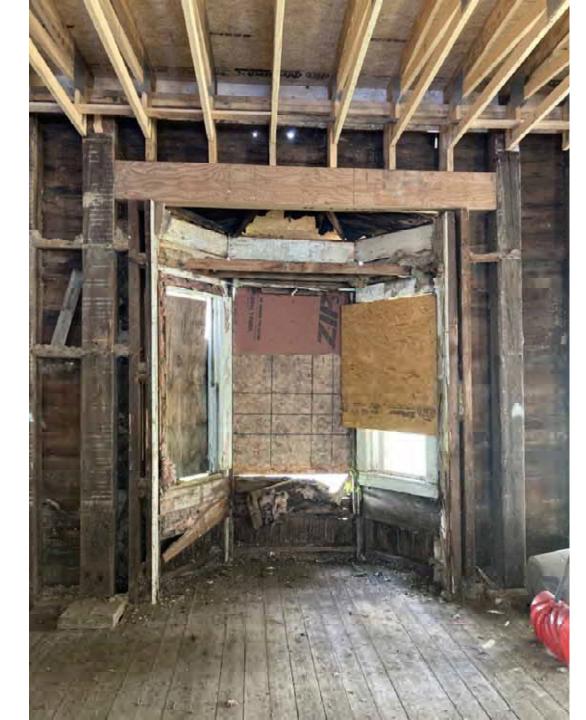




Our Railroad Station soon before it was moved to 11 Wall Street (note the Palladian window on the building's end)









Creating a first-class retail establishment in an historic railroad station:

- Palladian windows throughout first floor
- Covered porch around entire building
- Hardwood floors and wainscoting throughout (respectful of period)
- Passenger elevator at rear for ADA/stroller access
- Mini-split HVAC units throughout both floors (decarbonization)
- Foamed-in insulation throughout
- ADA restrooms and entrances
- Expanded parking area

MoJoe's Book & Brew: a locally-owned-and-operated bookstore, café, retail space, and community hub

First floor: books, café, beer/wine/cider/coffee bar, local/regional retail (gifts, cards, stationery, plants, crafts), local art, live music & guest speakers

Second floor: office, meeting/quiet spaces, kids' corner, & Cinch Art Space

*(Thank you, Pat Clune!)

- A place to unwind quietly with a book or shopping
 - New & used books
 - Acoustic music
 - Guest speakers/book signings
 - Stationery, unique cards & gifts
 - Local crafts & art to enjoy
 - A separate kids' corner
 - Quiet spaces just for you

- Your neighborhood pub & snack spot with great beverages and light, fresh foods
 - Local goodies
 - Regional beer, wine, cider
 - Great coffee & espresso
 - Tea, kombucha, soft drinks
 - Soup n' sandwich specials
 - Curated sweets & desserts

Oh—one more detail...







11 Wall Street Project:



*40% of total project

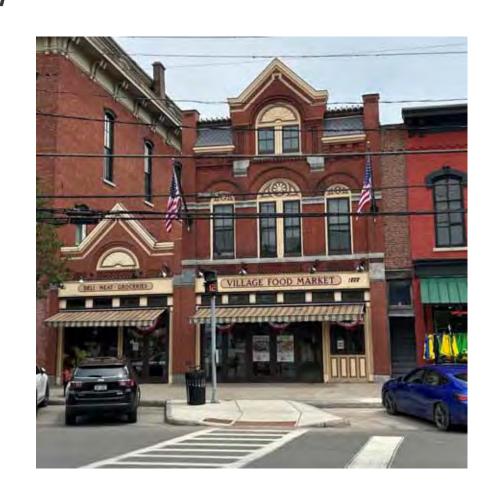
**Mobe's Book & Brew is a separate Small Project Request

Private Projects

Village Market Interior Restoration - 7 South Main Street. Project will include approximately 3,600 sq ft of interior renovation for retail space including new wooden finish floors, adapted ceilings, rewiring and plumbing, traditional lights, sprinkler system, back of store façade, and brick repair.

Sponsors – Kevin & Debbie Williams, Village Food Market

- Total Project Cost \$347,000
- Requested DRI Amount \$139,000 (40%)
- Other funding sources Unknown





How a full-service market is critical to a village:

- Fresh Produce
- Groceries
- Dairy
- Beverages
- OTC medicines
- Paper goods
- Quality Meats & Custom meat processing
- Access to high-quality nutrition for *all* people: seniors, villagers, tourists, visitors, young adults, & children

What would Homer Village be like...

- Without a locally-owned-and-operated grocery store/supermarket?
 - Special orders?
 - Family-owned, not corporate?
 - Recipes to order?
 - Local deliveries?
 - Responsive to special requests?
 - Special help—holidays, weddings, funerals, graduations, emergencies?
 - Support of local charities, schools, events, programs?
 - Home-town service—would we know one another so well?

What does the Village Food Market LACK?

- Hot prepared foods: grab n' go pizza, wings, fresh bread, doughnuts...
- Expanded catering
- Customer-friendly rear entrance and accessible parking
- Old-fashioned décor and fixtures to match the exterior
- Modern display cases and shelving systems (think Zabar's!)
- Fresh fish & seafoods
- Local wines & craft beers
- Shiny, level floors

So...what has Kevin been doing on the Village Food Market...

...since the façade renovation?

Remember the good old days?

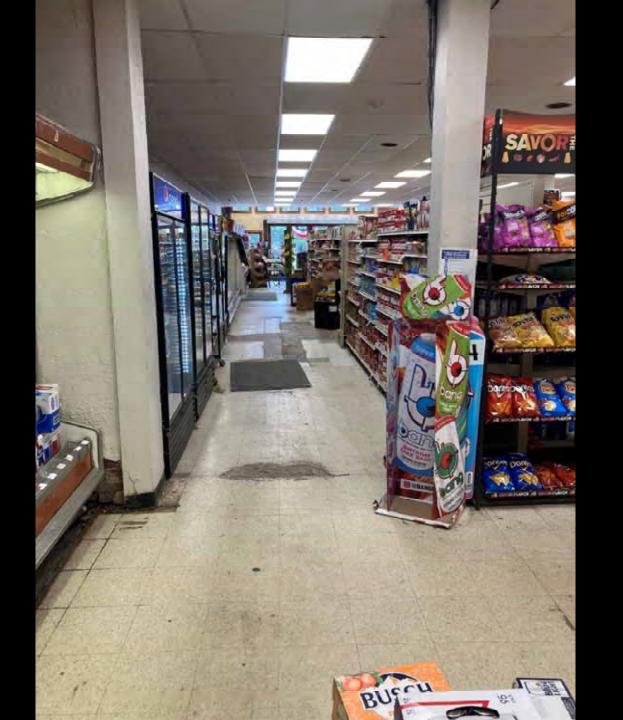


The centerpiece of Homer Village's Business district, c. 1990



The centerpiece
Of Homer Village's
Business district
today!











We all see what he *hasn't* been working on...yet...

But the market is *definitely* a work in progress! Take a look:

(Hint: infrastructure!)











Some things you don't know about the place!

- The c. 1880 building wasn't well-maintained at all until we closed on it in 1991. We installed:
 - New freezers, coolers, produce units: \$65,000
 - New high-efficiency boilers (5) and new continuous water heaters: \$85,000
 - New natural gas service (courtesy of NYSEG)
 - New electrical services, wiring, switches, receptacles, LED lighting: \$60,000
 - New plumbing throughout the building: \$72,000
 - New roofing and rooftop equipment structure: \$35,000
 - Four brand-new apartments (two 2BR, two 3BR): \$85,000
 - Façade and entrance renovation: \$280,000

Total investment to date: \$682,000

Kevin & Deb's Long-term Vision for the Store:

- A beautiful interior
- An open, modern, accessible floor plan and entrances
- A rear entrance w/hot foods carryout counter
- A *teaching* meat counter
- regional recipes, local products
- personal service and selection
- Expanded premium and healthy options
- Affordable, accessible, varied, local, and FRESH!







A new rear entrance that opens to...



a full-service hot foods takeout counter



This Project:

- All floor joists and subflooring
- Hardwood flooring throughout
- Restored Brick wall & new period ceiling
- ADA-accessible rear customer entrance w/expanded parking
- ADA handicapped parking spaces in rear
- Grab n' go customer counter in rear
- Cafe tables in storefront
- New floor plan and butcher shop

7 South Main Street Project Cost:

DRI Request: \$139,000*

Other Funding: \$208,500

Total Project: \$347,500

Thank you so much for supporting Homer's independent grocery store!



Next Steps and Discussion

- Pop Up 2 (tonight!) 5-7 PM at the Homer Festival Grounds
- ◆LPC 6 October 5th from 2:30-4:30 PM
- Public Workshop 2 October 5th from 5:30 7:00
 PM
- Public Comment