



Village of Cooperstown

NY Forward
Local Planning Committee
LPC Meeting #5

October 25, 2023



Agenda

- Continue Project Evaluations
- Project Updates
- Project Slate Voting
- Next Steps
- Public Comment



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. At this time, are there any recusals that need to be noted?

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.

As we continue through the planning process, recusal forms will be required from anyone with an identified potential conflict to be kept on file with the Department of State.

Rules of Recusal

- Recusal forms are required from anyone with a real or perceived conflict.
- Recused LPC members are not permitted to vote or opine on the project of conflict.
- Reasons for Recusal:
 - You or a relative/family member have a financial interest in the project.
 - You or a relative/family member have an interest as a board member, owner, officer, employee, or investor in the project sponsor.
 - You or a relative/family member have an interest as a board member, owner, officer, employee, or investor in a potential competitor of the project.

Project Recap

Projects Evaluated 9/27	More Information Needed ✓ Provided	Projects Remaining to Be Evaluated
Wood Bat Factory Flagship	Metro Cleaners Apartment	Grove Street
Pioneer Valley Microbrewery	✓ Pioneer Valley Microbrewery	Hoffman Lane
Willow Brook Residential	✓ Willow Brook Residential	Pioneer Alley
Railroad In Expansion	✓ Railroad Inn Expansion	Lakefront Park
53 Pioneer	✓ 53 Pioneer Street	Upper Main Wayfinding
134 Main	✓ 134 Main Street	Fowler Lane
103 Main	✓ 103 Main	Doubleday Field
		Small Project Fund



Priority Project Selection

- Priority projects lead to transformative impact. Funding amount is less important.
- The State can choose all or a few priority projects to fund.
- Not all projects will receive funding through the NY Forward Program, however, all projects in the SIP, including pipeline projects, will be considered for funding through other programs.

LPC Member Name:

NYF funding amounts are recommendations of the Local Planning Committee. Projects will be selected for funding by New York State and will be reviewed for project readiness and eligibility, among other criteria. Projects listed at \$0 are not recommended for NYF funding but are additional priorities of the LPC and will be included in the Strategic Investment Plan.

Place an "✓" in one of the following boxes.

- I am in favor of submitting the DRI/NYF Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the DRI/NYF Strategic Investment Plan with the below-listed slate of projects.

Place ✓ in Box to Recuse	Project Name/Description	NYF Funding Request
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$

Continued Village Evaluations

INITIATE REPAIRS TO DOUBLEDAY FIELD

NY Forward request: \$1,700,000
Other Committed Funds: \$0
Total Project Cost: \$1,700,000



PROJECT DESCRIPTION

Drainage to help preserve field conditions and regrading to keep water out of the dugouts is critical to preserve this historic landmark and bring competitive games to Cooperstown. This project includes regrading the field, improving the drainage system, investing in new irrigation, installing new base anchors and replacing the netting at the historic grandstand.



INITIATE REPAIRS TO DOUBLEDAY FIELD

Continued Assessment

Regulatory Considerations:

- None identified

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- × Improve Connectivity
- × Sustainability

Budget/Financing Considerations:

- Alternative funding includes; Market NY; ESD; EDA

Project Readiness:

- **Site Control**- Demonstrated
- **Design /Engineering**- Completed
- **Capacity for implementation**- Demonstrated
- **Timeline**- Could Begin Oct. 2024



Alignment with NYF Goals:

- × Enhances downtown quality of life
- × Increases energy efficiency
- × Growth of tax base
- × Creates an active downtown, sense of place
- ✓ Attracts businesses/job opportunities
- × Enhances public spaces for arts and culture
- × Diversify population

29% “Transformative”
Public Feedback

IMPROVE ACCESS AND CIRCULATION ON FOWLER WAY

NY Forward request: \$ **700,000**

Other Committed Funds: \$0

Total Project Cost: \$ **700,000**

PROJECT DESCRIPTION

This project will create a pedestrian and vehicle safe pathway along Fowler Way. The improvement will permit safe ADA compliant access to the ramp and seating at the 1st Base Bleachers.

PROJECT UPDATES

- Concept plans prepared showing necessary easement/land purchase area



NY Forward



IMPROVE ACCESS AND CIRCULATION ON FOWLER WAY

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- ✓ Improve Connectivity
- × Sustainability

Regulatory Considerations:

- None identified

Budget/Financing Considerations:

- Revised budget pending
- Market NY Grant funding option

Project Readiness:

- **Site Control-** Right of way access required
- **Design /Engineering-** Conceptual
- **Capacity for implementation-** Demonstrated
- **Timeline-** appears feasible



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- × Increases energy efficiency
- × Growth of tax base
- ✓ Creates an active downtown, sense of place
- × Attracts businesses/job opportunities
- × Enhances public spaces for arts and culture
- × Diversify population

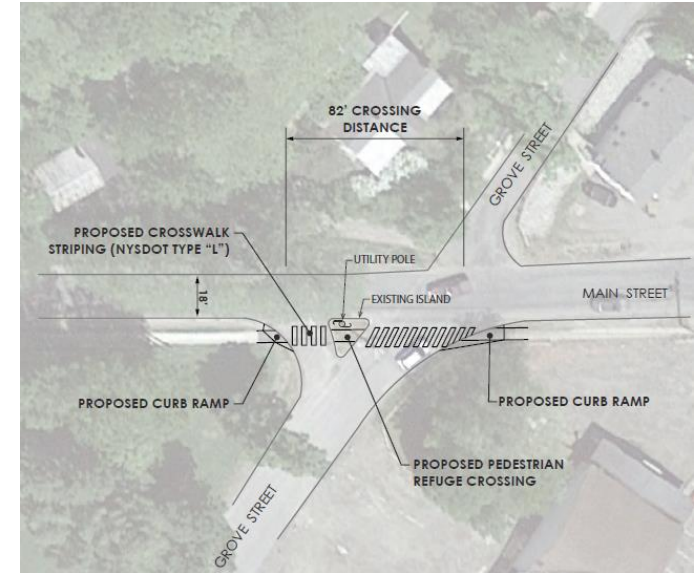
42% “Transformative”
Public Feedback

BUILD SIDEWALKS ON GROVE STREET

NY Forward request: \$ 310,000
Other Committed Funds: \$0
Total Project Cost: \$ 310,000

PROJECT DESCRIPTION

This area was identified as being in need of pedestrian improvements in a recent traffic study. This project creates connectivity between Main Street, upper Main Street, Glen Ave., and the Red Lot by adding sidewalks on Grove and Main Street.



BUILD SIDEWALKS ON GROVE STREET

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- ✓ Improve Connectivity
- × Sustainability

Regulatory Considerations:

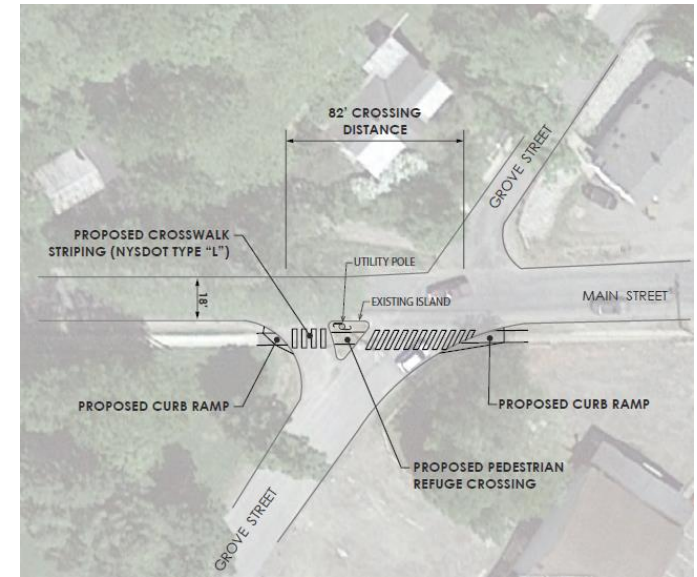
- None identified

Budget/Financing Considerations:

- Synergy/partnership with Willow Brook Residential project

Project Readiness:

- **Site Control**- Demonstrated
- **Design /Engineering**- Conceptual
- **Capacity for implementation**- Demonstrated
- **Timeline**- Appears feasible



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- × Increases energy efficiency
- × Growth of tax base
- ✓ Creates an active downtown, sense of place
- × Attracts businesses/job opportunities
- × Enhances public spaces for arts and culture
- × Diversify population

38% “Transformative”
Public Feedback

REDESIGN AND IMPROVE PEDESTRIAN CONDITIONS ON HOFFMAN LANE

NY Forward request: \$ **568,964**

Other Committed Funds (GIGP): \$ 831,036

Total Project Cost: \$1,400,000

PROJECT DESCRIPTION

This project will transform Hoffman Lane by improving pedestrian design and managing stormwater. A sidewalk will be added along the length of the lane, and decorative lampposts will be added to make walking in the evening safer. In Lakefront Park, the current impermeable upper parking area will be relocated to open the vista to the lake.



REDESIGN AND IMPROVE PEDESTRIAN CONDITIONS ON HOFFMAN LANE

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- ✓ Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- None identified

Budget/Financing Considerations:

- **GIGP Grant**

Project Readiness:

- **Site Control**- Private property agreements needed, letter of support provided
- **Design/Engineering**- Completed
- **Capacity for implementation**- Demonstrated
- **Timeline**- Appears feasible



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- × Increases energy efficiency
- × Growth of tax base
- ✓ Creates an active downtown, sense of place
- × Attracts businesses/job opportunities
- ✓ Enhances public spaces for arts and culture
- × Diversify population

51% “Transformative”
Public Feedback

CONSTRUCT LAKEFRONT PARK VIEWING PLATFORM

NY Forward request: \$ **240,522**

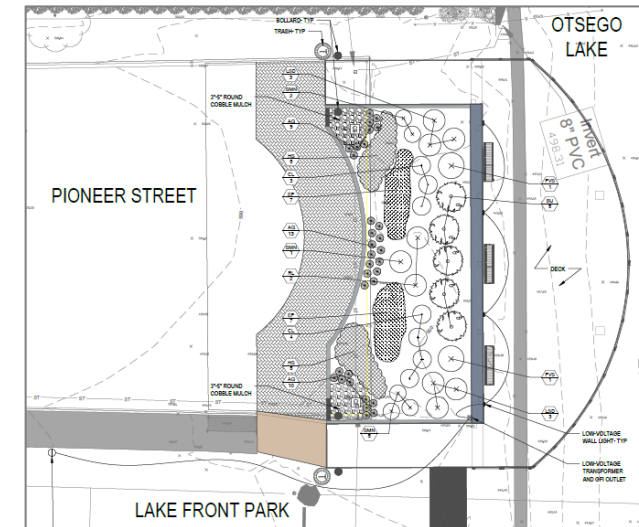
Other Committed Funds (CFA): **\$224,478**

Total Project Cost: \$ 465,000



PROJECT DESCRIPTION

The Village of Cooperstown will construct a cantilevered platform for fishing and scenic enjoyment to provide greater access to Lake Otsego. The railing will incorporate signage with historic and environmental information relevant to this location.



CONSTRUCT LAKEFRONT PARK VIEWING PLATFORM

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- ✓ Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- Zoning variances may be required
- SHPO review
- DEC permits may be required
- Floodplain development permit

Budget/Financing Considerations:

- OPRHP-EPF Grant

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- Completed
- **Capacity for implementation**- Demonstrated
- **Timeline**- Appears feasible



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- × Increases energy efficiency
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- ✓ Creates an active downtown, sense of place
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- ✓ Enhances public spaces for arts and culture
- × Diversify population

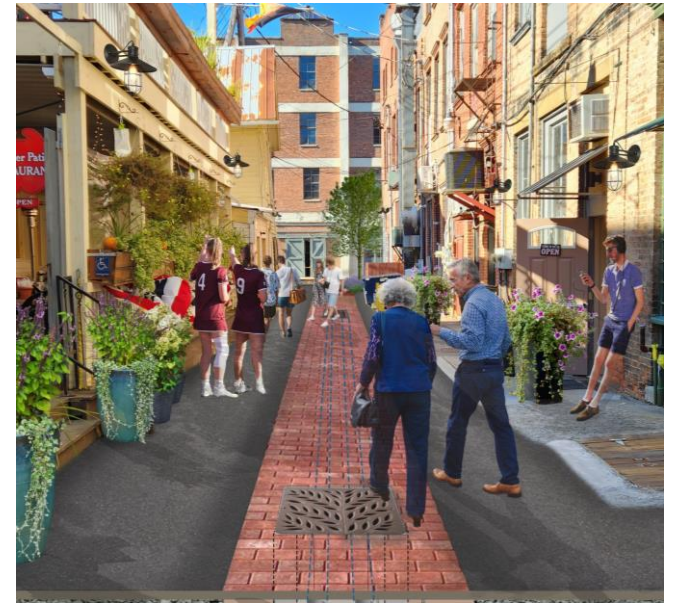
35% “Transformative”
Public Feedback

IMPROVE PEDESTRIAN CONDITIONS ON PIONEER ALLEY

NY Forward request: \$ 530,000
Other Committed Funds: \$0
Total Project Cost: \$ 530,000

PROJECT DESCRIPTION

This project proposes to improve the pedestrian environment in Pioneer Alley by developing stormwater infiltration infrastructure, repaving the surface with macadam and brick and adding lighting.



IMPROVE PEDESTRIAN CONDITIONS ON PIONEER ALLEY

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- ✓ Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

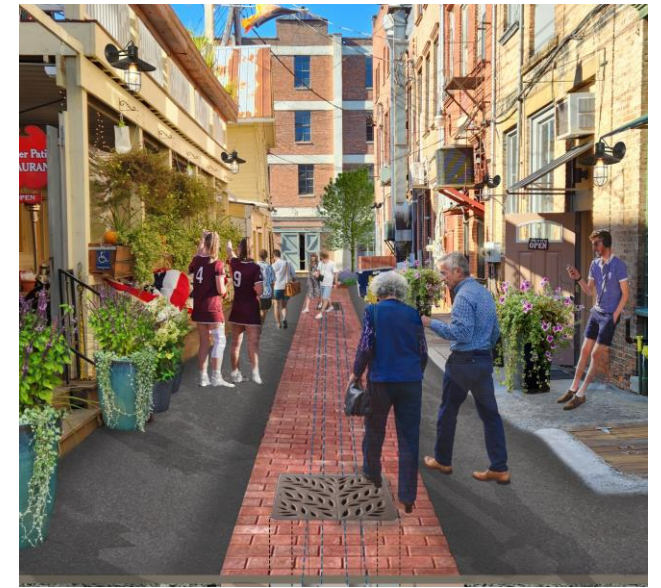
- ACOE Permits likely required

Budget/Financing Considerations:

- GIGP; Market NY Grants

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- In Progress
- **Capacity for implementation**- Demonstrated
- **Timeline**- Dependent on permitting



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- × Increases energy efficiency
- × Growth of tax base
- ✓ Creates an active downtown, sense of place
- × Attracts businesses/job opportunities
- ✓ Enhances public spaces for arts and culture
- × Diversify population

92% “Transformative”
Public Feedback

IMPROVE WAYFINDING ALONG UPPER MAIN STREET

NY Forward request: \$ 52,080
Other Committed Funds: \$ 2,800
Total Project Cost: **\$ 54,880**

PROJECT DESCRIPTION

This project proposes to activate upper Main Street from the Red Lot to the Otsego County Campus by installing wayfinding signage similar to that already found on lower Main Street. Signage will serve to inform residents and visitors about points of interest such as businesses, services and historic points along this popular pedestrian route.



IMPROVE WAYFINDING ALONG UPPER MAIN STREET

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- × Diversify Economy
- ✓ Improve Connectivity
- × Sustainability

Regulatory Considerations:

- None identified

Budget/Financing Considerations:

- Market NY Grant

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- In Progress
- **Capacity for implementation**- Demonstrated
- **Timeline**- Appears feasible



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- × Increases energy efficiency
- × Growth of tax base
- ✓ Creates an active downtown, sense of place
- × Attracts businesses/job opportunities
- ✓ Enhances public spaces for arts and culture
- × Diversify population

39% “Transformative”
Public Feedback

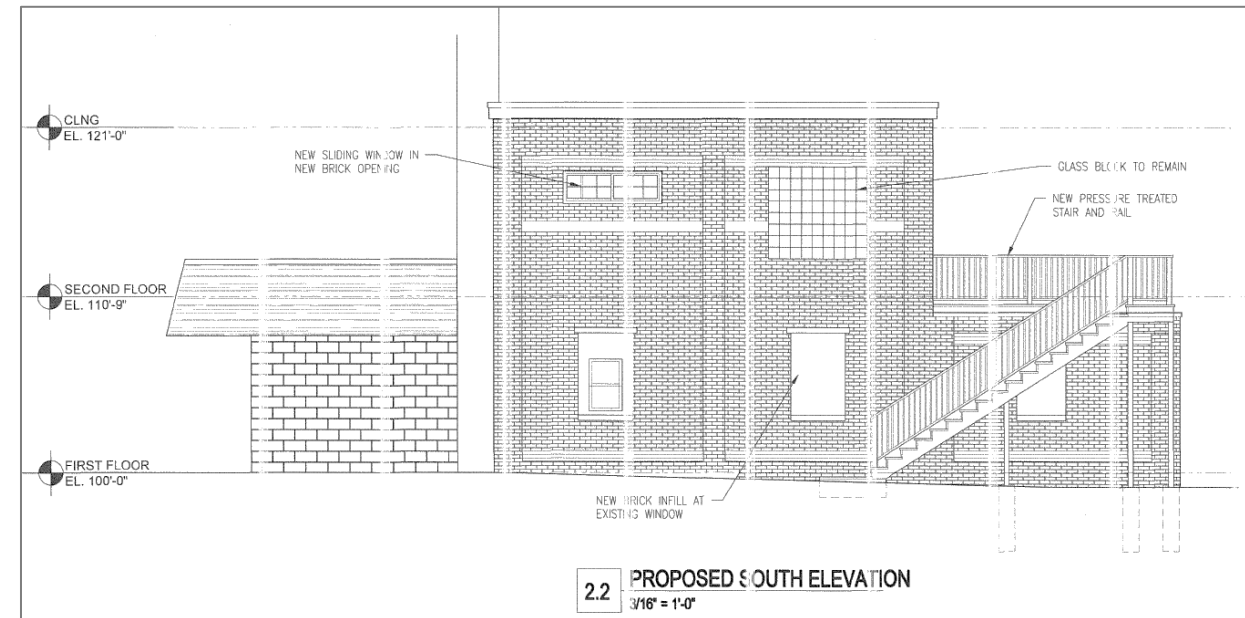
Project Updates

METRO CLEANERS APARTMENT- 115 MAIN ST.

NY Forward request: \$ 195,000
Other Committed Funds: \$75,000
Total Project Cost: \$ 270,000

PROJECT UPDATES:

- None to date



DEVELOP THE PIONEER VALLEY MICROBREWERY

NY Forward request: **\$ 150,000**

Other Committed Funds: **\$ 321,505**

Total Project Cost: **\$ 471,505**

PROJECT UPDATES:

- Small tasting room proposed for addition to left of building
- Window and door estimates provided
- Operations narrative provided
- Details on personnel provided



DEVELOP THE PIONEER VALLEY MICROBREWERY

Continued Assessment

Alignment with Cooperstown Goals:

Goals:

- × Diversify Housing
- ✓ Diversify Economy
- ✓ Improve Connectivity
- × Sustainability

Regulatory Considerations:

- **Zoning Amendment/Variance Req.**
- HPARB review
- SHPO review

Budget/Financing Considerations:

- Professional estimates **some** provided
- Financial Statements **provided**
- Ability to meet match **confirmed**
- **ESD Micro Grant; Market NY; CDBG-ED**

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- Not provided
- **Capacity for implementation**- Unclear
- **Timeline**- Underway



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- ✓ Increases energy efficiency
- ✓ Growth of tax base
- ✓ Creates an active downtown, sense of place
- ✓ Attracts businesses/job opportunities
- × Enhances public spaces for arts and culture
- × Diversify population

73% “Transformative”
Public Feedback

DEVELOP WILLOW BROOK RESIDENTIAL HOUSING

NY Forward request: \$ **1,300,000**
Other Committed Funds: \$3,400,000
Total Project Cost: \$ 4,700,000



PROJECT UPDATES:

- Historic building on site will be preserved and incorporated into Townhouse design.
- NY Forward Request reduced.
- Renderings to be updated



DEVELOP WILLOW BROOK REISIDENTIAL HOUSING

Continued Assessment

Alignment with Cooperstown Goals:

- ✓ Diversify Housing
- ✓ Diversify Economy
- ✓ Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- Local site plan review
- HPARB review
- SHPO review

Budget/Financing Considerations:

- Professional estimates not provided

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- Conceptual
- **Capacity for implementation**- Demonstrated
- **Timeline**- Dependent on local and agency review



River

Willow Brook
Townhouse View From Grove St.

Alignment with NYF Goals:

- ✗ Enhances downtown quality of life
- ✓ Increases energy efficiency
- ✓ Growth of tax base
- ✓ Creates an active downtown, sense of place
- ✓ Attracts businesses/job opportunities
- ✗ Enhances public spaces for arts and culture
- ✓ Diversify population

26% “Transformative”
Public Feedback



REHABILITATE 134 MAIN STREET FOR RESIDENTIAL APARTMENTS

NY Forward request: \$ 250,000
Other Committed Funds: \$ 553,000
Total Project Cost: \$ 803,000

PROJECT UPDATES:

- Affordable housing: Will apply for HCR Low Income Housing Tax Credit.
- Decarb: Seeking Energy Star Rating 90% or better.
- Floor plan sketches provided



REHABILITATE 134 MAIN STREET FOR RESIDENTIAL APARTMENTS

Continued Assessment

Alignment with Cooperstown Goals:

Goals:

- ✓ Diversify Housing
- ✗ Diversify Economy
- ✗ Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- Building Permit
- HPARB review
- SHPO review

Budget/Financing Considerations:

- Professional estimates provided
- Financial Statements not provided
- **NY Main Street Grant**

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- Not provided
- **Capacity for implementation**- Demonstrated
- **Timeline**- Appears feasible

52% “Transformative”
Public Feedback



Alignment with NYF Goals:

- ✗ Enhances downtown quality of life
- ✓ Increases energy efficiency
- ✓ Growth of tax base
- ✓ Creates an active downtown, sense of place
- ✓ Attracts businesses/job opportunities
- ✗ Enhances public spaces for arts and culture
- ✓ Diversify population

CONSTRUCT RAILROAD INN RESIDENTIAL UNITS

NY Forward request: \$ 150,000
Other Sources: \$ 339,000
Total Project Cost: \$ 489,000

PROJECT UPDATES:

- Affordable housing: Will apply for HCR Low Income Housing Tax Credit.
- Decarb: Seeking Energy Star Rating 90% or better.
- Building rendering to be prepared, sketches provided



CONSTRUCT RAILROAD IN RESIDENTIAL UNITS

Continued Assessment

Alignment with Cooperstown Goals:

- ✓ Diversify Housing
- × Diversify Economy
- × Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- Local site plan review
- HPARB review
- SHPO review

Budget/Financing Considerations:

- Professional estimates provided
- Financial Statements not provided

Project Readiness:

- **Site Control-** Demonstrated
- **Design/Engineering-** Not provided
- **Capacity for implementation-** Demonstrated
- **Timeline-** Dependent on local and agency review



Alignment with NYF Goals:

- × Enhances downtown quality of life
- ✓ Increases energy efficiency
- ✓ Growth of tax base
- ✓ Creates an active downtown, sense of place
- ✓ Attracts businesses/job opportunities
- × Enhances public spaces for arts and culture
- ✓ Diversify population

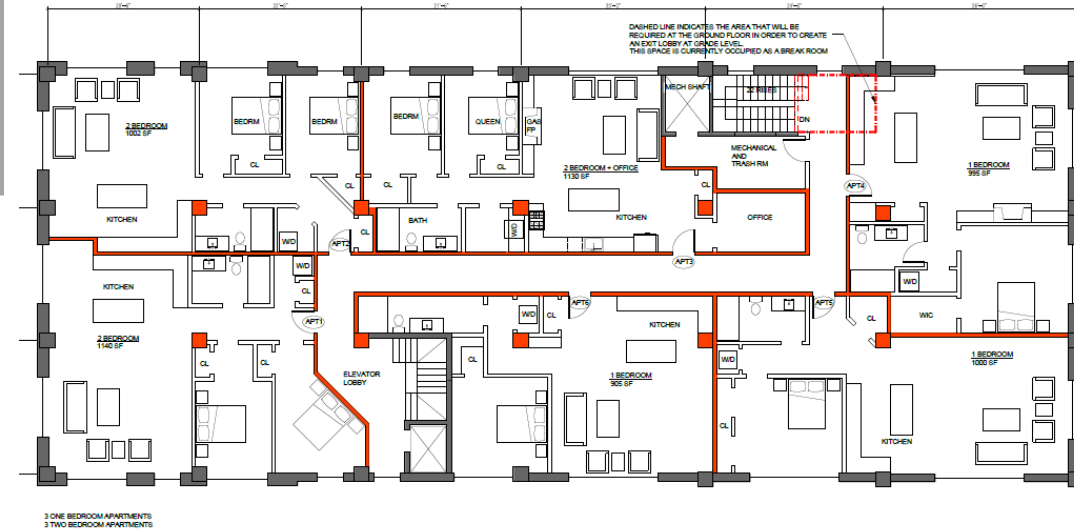
25% “Transformative”
Public Feedback

RENOVATE 103 MAIN STREET FOR RESIDENTIAL APARTMENTS

NY Forward request: \$ 1,300,000
Other Committed Funds: \$ 4,780,550
Total Project Cost: \$ 6,080,000

PROJECT UPDATES:

- Affordable housing: Will apply for HCR Low Income Housing Tax Credit.
- Decarb: Seeking Energy Star Rating 90% or better.



RENOVATE 103 MAIN STREET FOR RESIDENTIAL APARTMENTS

Continued Assessment

Alignment with Cooperstown Goals:

- ✓ Diversify Housing
- ✗ Diversify Economy
- ✗ Connect people to places
- ✓ Sustainability

Regulatory Considerations:

- Building Permit
- HPARB/ SHPO if exterior renovations proposed

Budget/Financing Considerations:

- Professional estimates **provided**
- Financial Statements not provided
- **NY Main Street Grant**

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- Completed
- **Capacity for implementation**- Demonstrated
- **Timeline**- Appears feasible



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- ✓ Increases energy efficiency
- ✓ Growth of tax base
- ✓ Creates an active downtown, sense of place
- ✗ Attracts businesses/job opportunities
- ✗ Enhances public spaces for arts and culture
- ✓ Diversify population

60% “Transformative”
Public Feedback

EXPAND THE WOOD BAT FACTORY ENTERTAINMENT CENTER

NY Forward request: **\$ 1,740,000**

Other Committed Funds: **\$ 2,610,000**

Total Project Cost: **\$ 4,350,000**

PROJECT UPDATES:

- No updates



EXPAND THE WOOD BAT FACTORY ENTERTAINMENT CENTER

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- ✓ Diversify Economy
- × Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- **Zoning Amendment/Variance Req**
- Local site plan review
- HPARB review
- SHPO review

Budget/Financing Considerations:

- Professional estimates not provided
- Financial Statements not provided
- **Market NY Grant**

Project Readiness:

- **Site Control-** Demonstrated
- **Design/Engineering-** Conceptual, site plans not submitted
- **Capacity for implementation-** Demonstrated
- **Timeline-** Dependent on local and agency review



Alignment with NYF Goals:

- × Enhances downtown quality of life
- ✓ Increases energy efficiency
- ✓ Growth of tax base
- ✓ Creates an active downtown, sense of place
- ✓ Attracts businesses/job opportunities
- × Enhances public spaces for arts and culture
- × Diversify population

19% “Transformative”
Public Feedback

CREATE A COMMUNITY ART SPACE AT 53 PIONEER STREET

NY Forward request: **\$ 639,900**
Other Committed Funds: **\$71,100**
Total Project Cost: **\$ 711,000**

PROJECT UPDATES:

- Match updated to reflect 10% preferred
- Decarbonization not required, but proposed including LED lighting, electric heat pumps, improved insulation, historically accurate storm windows



CREATE A COMMUNITY ART SPACE AT 53 PIONEER STREET

Continued Assessment

Alignment with Cooperstown Goals:

- × Diversify Housing
- ✓ Diversify Economy
- × Improve Connectivity
- ✓ Sustainability

Regulatory Considerations:

- Building code
- Local site plan review
- HPARB review
- SHPO review

Budget/Financing Considerations:

- Endowment, building fund, fundraising
- Updated project cost confirmed by sponsor
- Match confirmed
- NYSCA Grant- to be pursued

Project Readiness:

- **Site Control**- Demonstrated
- **Design/Engineering**- In Progress
- **Capacity for implementation**- Unclear
- **Timeline**- *Appears feasible*



Alignment with NYF Goals:

- ✓ Enhances downtown quality of life
- ✓ Increases energy efficiency
- × Growth of tax base
- ✓ Creates an active downtown, sense of place
- × Attracts businesses/job opportunities
- ✓ Enhances public spaces for arts and culture
- × Diversify population

69% “Transformative”
Public Feedback

Priority Project Slate

Type	Project Name	Funding Request	% Match	Total Cost
Public Improvement	Upper Main	\$ 52,080	5.1%	\$ 54,880
Public Improvement	Doubleday Field	\$ 1,700,000	0.0%	\$ 1,700,000
Public Improvement	Fowler Lane	\$ 700,000	0.0%	\$ 700,000
Public Improvement	Grove Street	\$ 310,000	0.0%	\$ 310,000
Public Improvement	Hoffman Lane	\$ 568,964	59.4%	\$ 1,400,000
Public Improvement	Lakefront Park	\$ 240,522	48.3%	\$ 465,000
Public Improvement	Pioneer Alley	\$ 530,000	0.0%	\$ 530,000
New Dev/Rehab	103 Main	\$ 1,300,000	78.6%	\$ 6,080,550
New Dev/Rehab	134 Main	\$ 250,000	68.9%	\$ 803,000
New Dev/Rehab	Willow Brook	\$ 1,300,000	72.3%	\$ 4,700,000
New Dev/Rehab	28 Railroad Ave	\$ 150,000	69.3%	\$ 489,000
New Dev/Rehab	Bat Factory	\$ 1,740,000	60.0%	\$ 4,350,000
New Dev/Rehab	53 Pioneer Street	\$ 639,900	10.0%	\$ 711,000
New Dev/Rehab	Pioneer Valley Microbrewery	\$ 150,000	68.2%	\$ 471,505
Small Project Fund		\$ 300,000	0.0%	\$ 300,000
Total		\$9,931,466		\$23,064,935

Village of Cooperstown NYF Ballot



LPC Member Name:

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Place an "✓" in one of the following boxes.

- I am in favor of submitting the DRI/NYF Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the DRI/NYF Strategic Investment Plan with the below-listed slate of projects.

Place ✓ in Box to Recuse	Project Name/Description	NYF Funding Request
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$

NY Forward Ask must be closer to \$8 Million

Next Steps

- Vote on project slate
- LPC Meeting #6? (Nov. 8th)



Public Comment

