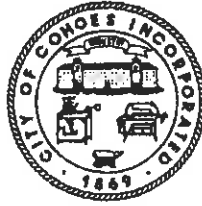


1

**BUILDING AND PLANNING
DEPARTMENT**

97 Mohawk Street
Cohoes, New York
12047-2897
(518) 233-2127



Director, Melissa Cherubino
Phone: (518) 233-2127
Fax: (518) 233-2162
E-mail: mcherubino@ci.cohoes.ny.us

October 6, 2017

Dear Mayor,

The City of Cohoes is applying for \$500,000 in Restore NY grant funding through the Consolidated Funding Application (CFA) to renovate 95 Remsen Street. To that end I will submit the SEQR paperwork and resolutions as well as a municipal resolution authorizing application to the Restore NY Program as required by the granting entity, Empire State Development (ESD).

The property is eligible because it is vacant and mixed-use. The 10% match is paid by the developer, in this case Luke and Terry Gladue. The City has also been providing information on other grant opportunities as the Restore NY grant encourages leveraging of other grants and a higher match than 10%.

Procedurally we need to open SEQR with a request for lead agency from the Council. In 30 days the Council can declare lead agency and consider SEQR at or after its November 14th meeting. The process will require a Public Hearing resulting in a municipal resolution prior to final submission on December 15th.

Please feel free to contact this office with any questions.

Sincerely,

Melissa Cherubino

Impact of Interior Renovations at 95 Remsen Street
Draft Environmental Impact Statement
95 Remsen Street, Cohoes NY 12047
Prepared by Melissa Cherubino
Submit comments by 11.28.17

Description of EIS

The objective of the EIS is to analyze the environmental impact of renovating 95 Remsen Street; and to analyze the impact of operating the first floor as a commercial space with apartments upstairs and a basement parking garage.

Within the EIS the City as lead agency will explore various project impacts by considering scope of work, location within Cohoes downtown core and historic overlay district, and change in operations from a vacant former medical office to a mixed-use with restaurant.

The EIS will list suggested corrective measures to mitigate any foreseen environmental impacts.

Purpose and Need

The project requires an environmental impact statement due to the potential effect on the community. The EIS will explore issues such as parking, presence of hazardous substances and neighborhood character.

The City has authority to take action on the proposal as the entity considering SEQR for the project, submitting a RESTORE NY grant application, and conducting planning review. For SEQR purposes the City Common Council declared lead agency in a coordinated review after notifying all involved agencies and waiting the 30 day timeframe for response.

Proposed Action and Alternatives

To conduct a phase I environmental assessment for the presence of asbestos.
To determine parking impact of the proposal.
To conduct a sociological survey of the surrounding area of the address.
To report on the positive and negative impacts of the proposal.

Consultation and Coordination

The Cohoes Common Council Coordinated SEQR review with NYS Empire State Development, State Historic Preservation Office, NYS Department of Environmental Conservation, Albany County Planning Board, Cohoes Historic Preservation and Architectural Review Board, Cohoes Zoning Board of Appeals and the Cohoes Planning Board.

I. Proposed Action

A. Description

The project applicant proposes renovating 95 Remsen Street. Currently vacant, the property is a mixed-use two story with a full basement. The structure stands at the southeast quadrant of Ontario and Remsen Streets. The parcel falls within the MU-1 mixed use zoning district and historic overlay district. Mixed-use structures constitute a permissible use within the MU-1 zoning district. However, the historic overlay district will require Historic Preservation and Architectural Review Board consideration of any exterior changes.

Previously used as medical offices on the 5,000 SF first floor, the proposed first floor renovations do not appear to disturb any known hazards. Converting the first floor to commercial requires demolition of the interior office walls. However those partition walls slated for demolition are not original to the structure. The applicant proposes a restaurant in one commercial space requiring penetrations for venting a commercial kitchen.

The 3,800 SF second story was most recently used as a Christian Science Library. As a result the set-up requires demolition of walls original to the structure. The demolition will require environmental assessment for asbestos and testing for lead paint.

Previous owners used the over 5,000 SF basement for storage. The applicant proposes underground parking for eleven small vehicles. The conversion will require installation of a garage door, removal of concrete foundation walls to accommodate a garage door and installation of a header to support the first story, second story and roof loads. Exterior facade visible from the alleyway and Ontario Street will require Historic Board consideration.

B. Purpose

The purpose of the project is to convert a vacant building into a financially viable mixed-use building that will enhance the existing neighborhood aesthetics, create vibrant spaces for people to gather and enhance neighboring property uses.

C. Public Need and Benefits

The vacant building detracts from downtown redevelopment, while the proposal will foster redevelopment. A vacant building at the downtown gateway location sets a negative tone. Vacant for five years, the building would soon deteriorate from neglect. More urgently, the empty storefront creates blight in the downtown core neighborhood. Blight deters private investment in neighboring properties.

The proposed renovations will preserve the building and bolster economic development activity. In its current confined interior configuration the space cannot attract sustainable

commercial use. The proposed renovations would create open spaces for retail and residential, matching existing mixed-use buildings that line Remsen Street. First floor commercial spaces provide a place for visitors and residents to meet and spend money. Therefore its occupancy and business use will add to the tax base.

Finally occupancy of 95 Remsen Street adds to community development. The project parcel is located at the entrance to Cohoes Downtown and the Historic Overlay District. Storefronts line Remsen Street. The Cohoes Music Hall and Canal Square Park can both be seen one block north from the project site. Restaurants and stores line Remsen Street to the south and Ontario Street both east and west one block from the project site. The property will become one of the reasons for visitors and residents to walk downtown, adding a dimension of community activity that complements the Music Hall, park and necessary services available downtown.

II. Environmental Setting

A. Location

The location of the project site is significant to the City on many levels. Located within Cohoes Downtown Core it has the potential to create the business district and encourage additional private investment. Its presence within the Brownfield Opportunity Area fosters redevelopment in a priority area for redevelopment. As an important structure in the Historic Overlay District the building's stone exterior and architectural detail make a statement as visitors enter Remsen Street.

Due to its location at the entrance to the downtown core historic overlay district the building is highly visible. The parcel is the southeast quadrant of the intersection of Remsen and Ontario Streets. Remsen Street is the business district of Cohoes. Two miles of storefronts line both sides of Remsen Street. Many services anchor the northern end of Remsen - Senior Housing, Heritage Trail bike path entrance, Senior Center, Community Center, Music Hall, Canal Square Park and an incoming community garden. Necessary services all fall within a block of the project site: Post Office, City Hall, Rite Aid Pharmacy, doctor/dentist offices, convenience stores and several eateries.

Given its three block proximity to New York State Route 787, significant traffic passes the structure. According to NYSDOT, approximately 4,000 cars traverse Ontario Street. Cohoes has three city street crossings of 787: 1) Dyke Ave, 2) Columbia Street to Bridge Ave and 3) Ontario Street. Also as State Route 470, Ontario stretches from 112th Street Bridge in Troy to Bedford St where SR 470 travels along Columbia Street.

Unlike most downtown properties which lack off-street parking, relying instead on municipal parking lots or on-street parking spaces, the proposal includes underground parking. The amenity is unique amongst downtown mixed-use buildings. As such the project could trigger continuation of creative parking problem solving amongst business owners.

The project improves an Environmental Justice area. According to HUD XChange, the demographics of downtown Cohoes Census Tracts 128 and 129 include 40% LMI or greater. In addition, comparisons of the National and State averages to City statistics reflect that Cohosiers suffers from a slightly higher unemployment rate and a higher percentage of Veterans call Cohoes home. Several senior housing facilities located in the downtown core result in a higher percentage of seniors in the Census Tract. Consequently, the project site Census Tract has highest number of residents with mobility impairments of Census Tracts throughout the City.

B. Impact of Proposed Action

The proposal will foster community and economic development.

C. Alternatives

III. Potential Adverse Environmental Impacts

A. Short-Term

During interior demolition and construction work may disturb contaminants such as asbestos or lead paint. At minimum the second story walls will require testing for both materials.

B. Long-Term

The proposed uses will need to consider parking requirements, nuisances to neighboring residential units and sustainability.

Exterior alterations will require HPARB review.

C. Cumulative

No known adverse cumulative impacts.

D. Energy Usage

The building was occupied by a medical office and library. The proposal may result in increased energy usage. However, the applicant has applied for a National Grid grant to upgrade the existing utilities to improve efficiency.

E. Solid Waste Management

The building was occupied in the past. However, the proposal may result in increased solid waste. Typically City DPW picks up garbage, permitting two cans and a recycling bin per building. In this instance the applicant arranged placement of a dumpster in the

bank parking lot. The bank is on the east side of the alley behind the project site. A fence would shield visual of the dumpster. The proposal is consistent with the City's solid waste management policy.

IV. Mitigation Measures

The availability of eleven parking spaces in the basement off-sets the parking requirement for the building.

The City will require an asbestos assessment and lead testing.

The City should ensure private pick-up of solid waste as well as a written agreement between the owners and Pioneer Bank for use of property to place the dumpster.

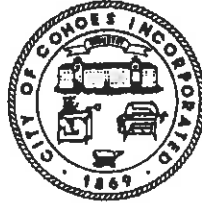
Cohoes HPARB shall review the project and the owners shall receive HPARB approval prior to any exterior alterations. HPARB has approved garage door installations along a street at prior addresses, meaning precedent has been set for similar projects. However, drawings illustrating the style of door and appearance of the rear wall shall be submitted to HPARB for review, comment and mutually agreed upon approval.

Energy upgrades through National Grid shall be part of the approved project.

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Director, Melissa Cherubino
Phone: (518) 233-2127
Fax: (518) 233-2162
E-mail: mcherubino@ci.cohoes.ny.us

November 6, 2017

Dear Mayor,

The City of Cohoes submitted a pre-application for Restore NY funds to renovate 95 Remsen Street. The Regional Economic Development Council (REDC) approved the pre-app and invited Cohoes to apply for up to \$800,000 in Restore NY grant funding through the Consolidated Funding Application (CFA) to renovate 95 Remsen Street. To that end the Council received SEQR paperwork and resolutions. However at the earliest time possible prior to December 15th – the submission date – I also need a municipal resolution authorizing application to the Restore NY Program as required by the granting entity, Empire State Development (ESD).

The property is eligible because it is vacant and mixed-use. The 10% match is paid by the developer, in this case Luke and Terry Gladue. The City has also been providing information on other grant opportunities as the Restore NY grant encourages leveraging of other grants and a higher match than 10%. To that end the Gladues applied for a National Grid grant for vacant buildings that will result in an estimated \$50,000 in funds for the project.

Procedurally the Council opened SEQR with a request for lead agency form the Council. I mailed notices to all involved agencies: REDC, County Planning Board, local boards. After the requisite 30 days pass the Council can declare lead agency and consider SEQR. Once the Council makes a negative declaration the Council can authorize application to the Restore NY opportunity.

Please feel free to contact this office with any questions.

Sincerely,

Melissa Cherubino

REQUEST FOR AGENDA ITEM

Legislative Request / BOM Request

Legislative Request BOM Request

Date 11.6.17

Department economic dev

Contact Person Melissa

PERPOSE FOR REQUEST:

Adoption of Resolution: authorizing application to RESTORE NY for 95 Remsen St

Adoption of Local Law:

Adoption of Ordinance:

Budget Amendment:

Bond Approval:

Contract Authorization:

Other (Briefly Explain)

Budget Amendment (State the following)

Increase Account/Line No. _____

Decrease Account /Line No. _____

Source of Funds _____

CONTRACT AUTHORIZATION

Purchase Equipment/Supplies:

Lease Equipment/Supplies:

Professional Services:

Education/Training:

Settlement of Claim:

Grants:

New:

Renewal _____

Submission Dead Line

Fiscal Impact in Dollars or Percentage

Federal _____

State \$

City of Cohoes/IDA or LDC _____

All back -up material has been submitted

Submitted by: Melissa Cherubino

date 11.6.17

3

White, Sherry

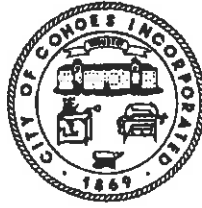
From: Cherubino, Melissa
Sent: Monday, November 06, 2017 11:31 AM
To: Morse, Shawn; Kremer, Brian
Cc: White, Sherry
Subject: easement for VS Pond elec vehicle charging station
Attachments: city-letterhead.doc; Request Form easement authorization.docx; Scanned from a Xerox Multifunction Printer.pdf

Attached is the letter, request form and draft easement in order to allow installation of a NG guy wire and anchor for stabilizing the pole and creating safe conditions for powering the electric vehicle charging station from the pole. Mackey is the electrician for the charging station and is working on installing a concrete foundation, but will need the easement and pole/guywire/anchor installed prior to connecting the charging station. I was hoping to get the easement approved this month as the NYSDEC charging station progress reports are due quarterly and I've had to submit the first already with nearly half the grant money already drawn (and spent). Mackey's installation costs are the final and will enable us to close-out the one grant.

Thank you,
Melissa

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E-mail: mcherubino@ci.cohoes.ny.us

November 6, 2017

Dear Mayor,

National Grid needs an easement in order to connect the electric vehicle charging station to a NG pole. Specifically the easement is to attach to the pole's guy wire and anchor since the pole is located on City park land. A draft easement is attached. Please feel free to contact this office with any questions.

Sincerely,

Melissa Cherubino

cc: Brian Kremer
Garry Nathan

REQUEST FOR AGENDA ITEM

Legislative Request / BOM Request

Legislative Request BOM Request

Date 11.6.17

Department economic dev

Contact Person Melissa

PERPOSE FOR REQUEST:

Adoption of Resolution: authorizing a guying easement for NG at Van Schaick Pond park so we can install the elec vehicle charging station

Adoption of Local Law:

Adoption of Ordinance:

Budget Amendment:

Bond Approval:

Contract Authorization:

Other (Briefly Explain)

Budget Amendment (State the following)

Increase Account/Line No.

Decrease Account /Line No.

Source of Funds

CONTRACT AUTHORIZATION

Purchase Equipment/Supplies:

Lease Equipment/Supplies:

Professional Services:

Education/Training:

Settlement of Claim:

Grants:

New:

Renewal

Submission Dead Line

Fiscal Impact in Dollars or Percentage

Federal

State \$

City of Cohoes/IDA or LDC

All back -up material has been submitted

Submitted by: Melissa Cherubino

date 11.6.17

GRANT OF EASEMENT

CITY OF COHOES of 97 Mohawk Street, Cohoes, NY 12047 (hereinafter referred to as "Grantor"), for consideration of One Dollar (\$1.00), and other valuable considerations paid, the receipt and sufficiency of which are hereby acknowledged under seal, hereby grants to NIAGARA MOHAWK POWER CORPORATION, a New York corporation, having an address at 300 Erie Boulevard West, Syracuse, New York 13202 (hereinafter referred to as "Grantee"), for Grantee and its lessees, licensees, successors, and assigns, the perpetual right and easement as described in Section 1 below (the "Easement") in, under, through, over, across, and upon the Grantor's land, as described in Section 2 below (the "Grantor's Land").

Section 1 – Description of the Easement. The "Easement" granted by the Grantor to the Grantee consists of a perpetual easement and right-of-way, with the right, privilege, and authority to:

- a. Construct, reconstruct, relocate, extend, repair, maintain, operate, inspect, and, at its pleasure, remove any guys, guy stubs, supporting structures, cables, braces, fittings, foundations, anchors, and other guying or supportive fixtures and appurtenances (collectively, the "Facilities"), which the Grantee shall require now and from time to time to maintain and support other fixtures or equipment of Grantee, whether now existing or hereafter devised, with said Facilities to be located in, upon, over, under, and across that portion of the Grantor's Land described in Section 3 below (the "Easement Area"), and the highways abutting or running through the Grantor's Land, and to renew, replace, add to, and otherwise change the Facilities and each and every part thereof and the location thereof within the Easement Area;
- b. From time to time, without further payment therefore, clear and keep cleared, by physical, chemical, or other means, the Easement Area of any and all trees, vegetation, aboveground or belowground structures, improvements, or other obstructions and trim and/or remove other trees and vegetation adjacent to the Easement Area that, in the opinion of the Grantee, may interfere with the construction, operation, and maintenance of the Facilities. The first clearing may be for less than the full width and may be widened from time to time to the full width;
- c. Excavate or change the grade of the Grantor's Land as is reasonable, necessary, and proper for any and all purposes described in this Section 1; provided, however, that the Grantee will, upon completion of its work, backfill and restore any excavated areas to reasonably the same condition as existed prior to such excavation; and
- d. Pass and repass along the Easement Area to and from the adjoining lands and pass and repass over, across, and upon the Grantor's Land to and from the Easement Area, and construct, reconstruct, relocate, use, and maintain such footbridges, causeways, and ways of access, if any, thereon, as is reasonable and necessary in order to exercise to the fullest extent the Easement.

Section 2 – Description of Grantor's Land. The "Grantor's Land" is described in a certain Deed recorded in the Albany County Clerk's Office in Liber n/a of Deeds at Page n/a and consists of land described as being part of Tax Parcel No. 11.17-1-19.19 of the City of Cohoes, County of Albany, New York, commonly known as 127 Continental Ave.

Section 3 – Location of the Easement Area. The general location of the "Easement Area" is shown on the sketch entitled "Work Request# 24939218", which sketch is attached hereto as Exhibit A and recorded herewith, copies of which are in the possession of the Grantor and the Grantees. The final and definitive location(s) of the Easement Area shall become established by and upon the final installation and erection of the Facilities by the Grantees in substantial compliance with Exhibit A hereto.

Section 4 – Facilities Ownership. It is agreed that the Facilities shall remain the property of the Grantee, its successors and assigns.

Section 5 – General Provisions. The Grantor, for itself, its heirs, legal representatives, successors, and assigns, hereby covenants and agrees with the Grantee that no act will be permitted within the Easement Area which is inconsistent with the Easement hereby granted; no buildings or structures, or replacements thereof or additions thereto, swimming pools, or obstructions will be erected or constructed above or below grade within the Easement Area; no trees shall be grown, cultivated, or harvested, and no excavating, mining, or blasting shall be undertaken within the Easement Area without the prior written consent of the Grantee; the Easement shall not be modified nor the Easement Area relocated by the Grantor without the Grantee's prior written consent; the present grade or ground level of the Easement Area will not be changed by excavation or filling; the Grantee shall quietly enjoy the Grantor's Land; and the Grantor will forever warrant title to the Grantor's Land.

The Grantee, its successors and assigns, are hereby expressly given and granted the right to assign this Easement, or any part thereof, or interest therein, and the same shall be divisible between or among two or more owners, as to any right or rights created hereunder, so that each assignee or owner shall have the full right, privilege, and authority herein granted, to be owned and enjoyed either in common or severally. This Grant of Easement shall at all times be deemed to be and shall be a

continuing covenant running with the Grantor's Land and shall inure to and be binding upon the successors, heirs, legal representatives, and assigns of the parties named in this Grant of Easement.

IN WITNESS WHEREOF, the Grantor has duly executed this Grant of Easement under seal this _____ day of _____, 20____.

Signature of Grantor : (L.S.)

Title:

State of _____

County of _____

On the _____ day of _____ in the year 20____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Complete for ALL Grantors:

Please print name and address of Grantor(s) (If Grantor is other than an individual(s), print name and address of Company and include name and title of signer):

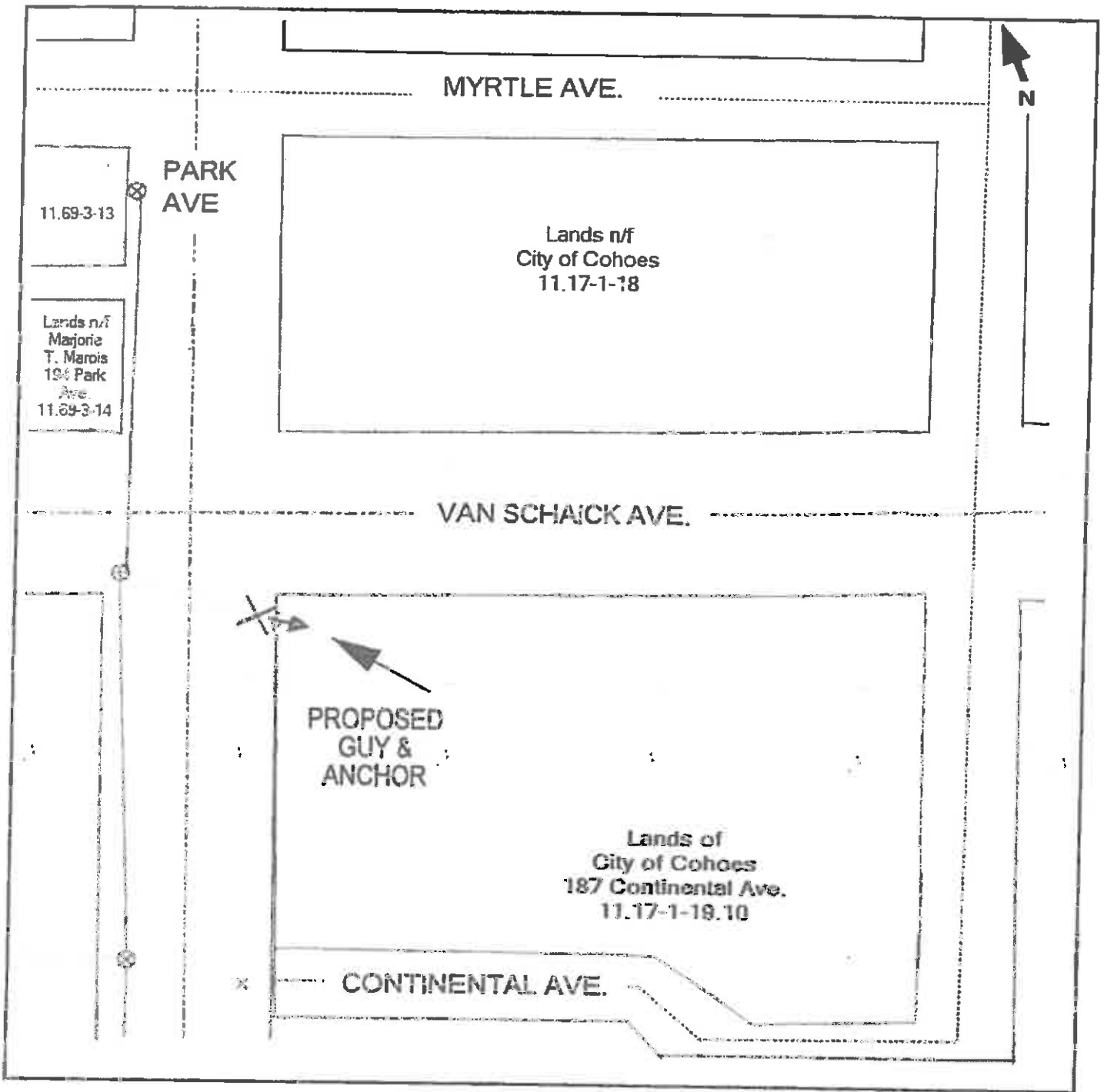
Name(s) _____
Company City of Cohoes _____
Title _____

Address: 187 Continental Ave. _____
City Village/Town Cohoes _____
State: NY Zip Code: 12047 _____

For County Clerk Only

PLEASE RECORD & RETURN TO:

National Grid
Jane D. Catalano, Manager
Real Estate Energy Delivery Support
1125 Broadway
Albany NY 12204-2505
WR# 31-17-24939218(7302)



WORK REQUEST # 24939218	EASEMENT SKETCH - EXHIBIT A	NOT TO SCALE
Designer: Henry Roberts Date: 10/11/17	Proposed Installation on Lands of City of Cohoes 187 Continental Ave. City of Cohoes County of Albany Tax ID 11.17-1-19.10	nationalgrid