

**Business of the Village Board  
Village of Saranac Lake**

SUBJECT: Restore New York Funding

DATE: 9-12-2022

DEPT OF ORIGIN: Mayor Williams

BILL # 147-2022

DATE SUBMITTED: 9-7-2022

EXHIBITS: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney

\_\_\_\_\_  
Village Administration

EXPENDITURE  
REQUIRED  
\$ \_\_\_\_\_

AMOUNT  
BUDGETED  
\$ 0

APPROPRIATION  
REQUIRED:  
\_\_\_\_\_

Resolution authorizing submission of Trudeau Village Project for Restore New York Funding

MOTION

MOVED BY: Shapiro      SECONDED BY: Catillaz

MAYOR WILLIAMS      yes

TRUSTEE BRUNETTE      yes

TRUSTEE CATILLAZ      yes

TRUSTEE SCOLLIN      yes

TRUSTEE SHAPIRO      yes

**RESOLUTION AUTHORIZING SUBMISSION OF TRUDEAU VILLAGE PROJECT FOR  
RESTORE NEW YORK FUNDING**

WHEREAS, funding is available through Empire State Development to provide municipalities with financial assistance for revitalization of commercial and residential properties; and

WHEREAS, this funding opportunity invites municipalities to submit a Request for Funding Proposal for projects to demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus properties; and

WHEREAS, Cure Cottage Development would like to request \$2 million from Restore New York for the Trudeau Village Project; and

WHEREAS, the Trudeau Village Resort Project involves the rehabilitation and renovation of the Administration and Cold Storage Buildings to create 27 apartments, an accompanying café and other supportive operations;

WHEREAS, it is anticipated that, upon completion, the Trudeau Village Project will attract individuals, families, and commercial enterprises to the municipality; and

WHEREAS, the Trudeau Village Project is consistent with Saranac Lake's revitalization and urban development plans and will address goals identified in the Village's Housing Plan, Downtown Revitalization Strategic Investment Plan, and Comprehensive Plan; and

WHEREAS, the proposed financing is appropriate for the specific project; and

WHEREAS, the Trudeau Village Project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and

WHEREAS, the Trudeau Village Project enhances infrastructure and housing in a manner that will attract, create, and sustain employment opportunities in the village; and

WHEREAS, applications for Restore New York funding must be initiated by municipalities;

THEREFORE, BE IT RESOLVED, the Village Board of Trustees authorizes the submission of a grant application for the Trudeau Village Project if the following criteria are met: 1) the project meets all eligibility requirements, 2) Cure Cottage Development pays the application fee and 3) Cure Cottage Development provides all items outlined in the Application Checklist (attached) to the Community Development Director no later than October 5, 2022.



**Village of Saranac Lake**  
Community Development Department  
39 Main Street  
Saranac Lake, NY 12983  
Phone (518) 891-4150  
Fax (518) 891-1324  
[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

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## **PUBLIC HEARING FOR VILLAGE OF SARANAC LAKE APPLICATION TO RESTORE NY**

### **Restore NY Program Description**

The Restore New York Communities Initiative (“Restore NY”) provides municipalities with financial assistance for the revitalization of commercial and residential properties. The program encourages community development and neighborhood growth through the elimination and redevelopment of blighted structures. Restore New York funding is available for projects involving the demolition, deconstruction, rehabilitation and/or reconstruction of vacant, abandoned, condemned and surplus properties. Applications must be initiated by municipalities and demonstrate at least a 10% match from the project sponsor.

An important goal of Restore NY is to revitalize urban centers, rural areas and disadvantaged communities. It is anticipated that upon completion, funded projects will attract individuals, families, and industry and commercial enterprises to the municipality. It is further anticipated that the improved community and business climate will result in an increased tax base thereby improving municipal finances and the wherewithal to further grow the municipality’s tax and resource base.

**Application Deadline:** October 11, 2022

**Project Limit:** 1

**Maximum Funding Limit:** \$2 million

**Funding Request:** \$2 million

**Total Project Cost:** \$7 million

## **THE ADMINISTRATION AND COLD STORAGE BUILDINGS AT TRUDEAU VILLAGE**

### **The Site**

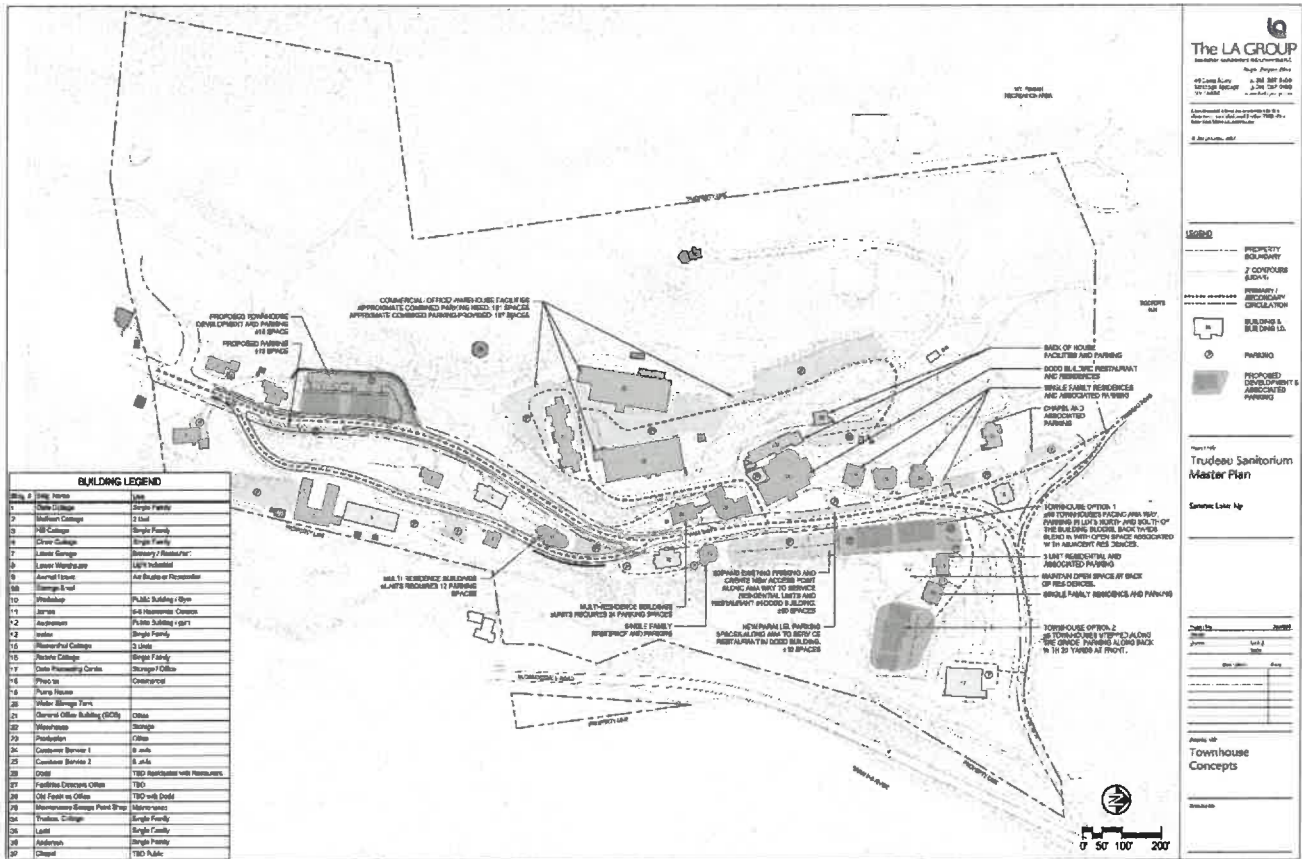
The Administration and Cold Storage buildings at Trudeau Village are the center of a 65-acre campus which is presently being restored and redeveloped as a multi-use property that will provide housing and supportive retail and commercial opportunities for the residents of Saranac Lake. As part of their overall development plan for the site the developer will rehabilitate, renovate and restore the Administration and Cold Storage buildings to create 27 apartments, an accompanying café and other supportive operations.



Administration Building, right foreground, with Cold Storage building adjoining behind.

Located 1 mile from the center of the historic village of Saranac Lake, Trudeau Village is in the heart of the Adirondack Mountains of upstate New York. The eastern region of the North Country is an active and vibrant area that attracts businesses, artists and families. Saranac Lake has identified and documented a critical need for housing to accommodate these interests. Trudeau Village will assist in addressing that need. See [Village of Saranac Lake Housing Survey](#).

Trudeau Village was constructed from the late-1800s to the mid-1900s for “the Trudeau Sanatorium”, a facility dedicated to research, treatment and care of tuberculosis patients. One of the first such facilities in the United States, the property is a registered historic district.



Trudeau Village Site Plan

When the campus ceased active use as a health care facility in 1957, most of the buildings were converted to office buildings for use by the American Management Association (AMA). Over the years, AMA consolidated operations into one building and the remaining buildings fell into disuse and were abandoned. The developer purchased the property from AMA in 2019 and is developing this campus to provide numerous opportunities for redeveloped and new buildings for residential, office/commercial, retail, light industrial and maker/artist uses.



## The Project

Central to this historic and redeveloped campus is the Administration Building – a 21,706 sf building constructed in 1896 as a facility to receive and provide care for patients. It also operated as the primary social and community meeting area for residents of the facility. Along with the connected Cold Storage Building (10,240 sf), these two prominent edifices are in the center of the campus and have been vacant and abandoned for many years. The developer will redevelop these important buildings to create 27 apartments and an accompanying café. Please see the plans (Attachments 1A& 1B) for specific details about the buildings.



Administration Building



Cold Storage Building

The historic buildings on site, including the Administration and Cold Storage buildings, will be renovated in accordance with the Secretary of the Interior’s Standards for Rehabilitation. The developers are seeking both State and Federal historic preservation tax credits as a part of the project. This process is already underway with the New York State Historic Preservation Office. As is reflected on the attachments, the project is highly feasible based on the local need for housing, as well as business and financing plans. The project will conform with local, state and federal zoning and permitting requirements. With many of the surrounding buildings on the campus already in a renovation phase, work on the Administration and Cold Storage buildings will be commenced upon issuance of the award.

The cost of renovating these buildings (currently budgeted at approximately \$7,000,000) is in excess of the rents that could be charged to support the work. This situation results in part by the poor condition of the buildings as well as the limit on what the local market will bear for rentals. As such, without some public assistance there is a significant gap in the budget. The Restore NY Grant will help fill that gap and allow the project to move forward immediately.

Award of the Restore NY Grant to this project will mesh well with another state-funded program in Saranac Lake – in 2018, the state awarded Saranac Lake \$10 million in Downtown Revitalization Initiative (DRI) grants. Work pursuant to the grant is underway throughout the Village. The Restore NY Grant will complement, enhance and augment the Village’s efforts to revitalize this important community.



Floor Plan, Administration Building

This project's potential for positively impacting economic development and sustainability in the region is significant. Presently, countless businesses are faced with staffing shortages resulting in reduced services or hours of operation. A larger workforce is desperately needed. By providing state funding for the redevelopment of the Administration and Cold Storage buildings, the developer can provide much-needed housing units in an area where options for housing are notably limited, thereby enabling Saranac Lake to bolster its workforce by increasing employment opportunities as well as economic development.

In terms of its location and its readiness for renovation, Trudeau Village is ideally situated to contribute to the revitalization of the Village of Saranac Lake both by adding value to the local housing stock and by encouraging commercial investment. Trudeau Village will be a free standing, community with residences, retail shops and other supporting businesses and is only one mile from the downtown business district. The restoration and renovation of the Administration and Cold Storage Buildings is key to creating a cohesive and sustaining community that will enhance the Village of Saranac Lake and surrounding locales in the eastern region of upstate New York.





## The Team

The developer of Trudeau Village is Cure Cottage Development – a partnership of Zukin Realty, and its principals, Wayne Zukin, Scott Zukin and Susan Smith and local developer, building and real estate agent, Brian Draper. Zukin Realty has focused its development on historic buildings primarily in Saranac Lake and in the Pittsburgh, Philadelphia and West Chester, Pennsylvania markets. Presently, Zukin Realty owns 10 downtown mixed-use buildings in addition to the 30 buildings in development at Trudeau Village.



Wayne Zukin, Brian Draper, Scott Zukin

Smith is an active member of the Saranac Lake Downtown Advisory Board, a group that advises the Village Trustees on matters concerning all variety of business, economic and policy matters pertaining to the downtown area. Draper, a North Country native, brings local knowledge to the team, as well as expertise in construction and development.

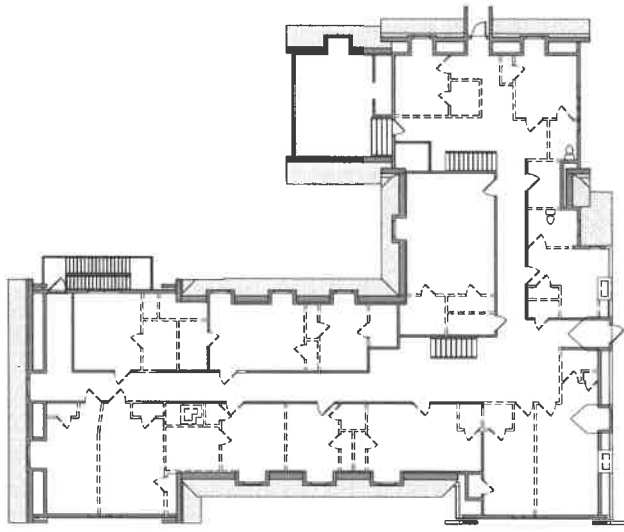


Wayne Zukin, Sue Smith, Brian Draper

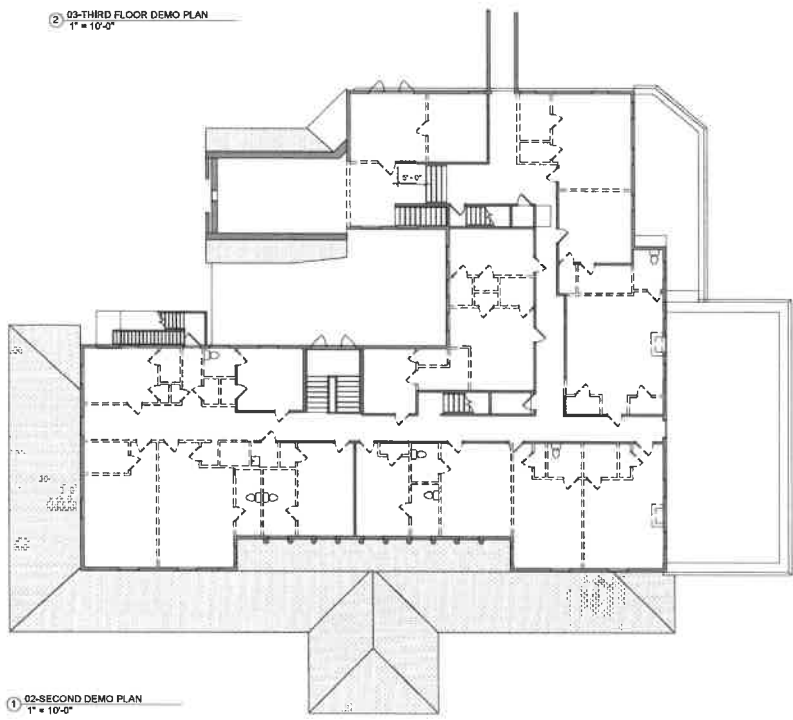
# **Attachment 1A**

## **Administration Building**

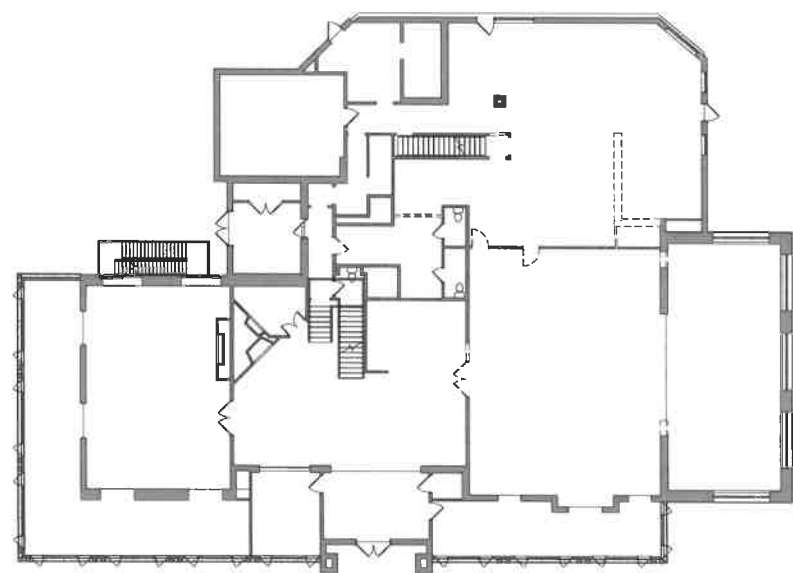
### **1B – Cold Storage Building**



2 03-THIRD FLOOR DEMO PLAN  
1" = 10'-0"



1 02-SECOND FLOOR DEMO PLAN  
1" = 10'-0"



3 01-FIRST FLOOR DEMO PLAN  
1" = 10'-0"

DEMOLITION LEGEND

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW STOREFRONT TO REMAIN
- EXISTING WINDOW STOREFRONT TO BE REMOVED



**ARCHITECTS**

4519 MITCHELL ST., PHILADELPHIA, PA 19128  
215-463-1915 FAX: 215-493-0484

PROJECT NAME  
TRUDEAU SANATORIUM FOOD BUILDING  
PROJECT ADDRESS LINE 1  
PROJECT ADDRESS LINE 2

PROJECT TEAM  
OWNER  
Client

STRUCTURAL ENGINEER  
FIRM NAME  
FIRM PHONE

MER ENGINEERS  
FIRM NAME  
PHONE

CIVIL ENGINEER  
FIRM NAME  
PHONE

CONTRACTOR ACKNOWLEDGEMENT

By using or agreeing to use any of the information set forth on the project drawings and specifications, each contractor, subcontractor and/or supplier acknowledges that:  
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of its work scope;  
(b) it has verified that the information used is accurate and complete;  
(c) it will report any inaccuracies or incomplete information to the project architect immediately upon becoming aware of the error or omission, and  
(d) it will look solely to the party it has a contract with to recover economic losses or damages when any omissions or errors have been caused by errors or omissions in the information used.

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THIS DRAWING IS INTENDED TO BE USED BY CONTRACTORS. THE ARCHITECT IS NOT RESPONSIBLE FOR ALL CONTRACTORS' MISUSE OF THIS DRAWING FOR ANY PURPOSES.

SEAL

REVISIONS

NO.	DATE	ISSUE

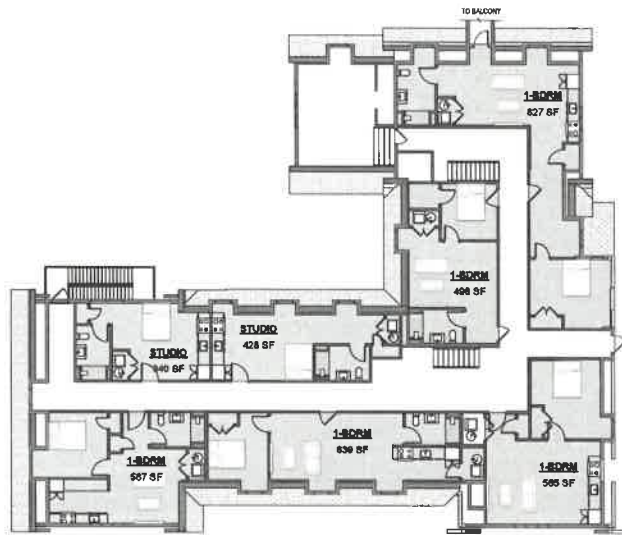
DRAWING TITLE  
**DEMO PLANS**

SCALE	As Indicated	DRAWN BY	Author
DATE	11/17/20	CHECKED BY	Contractor

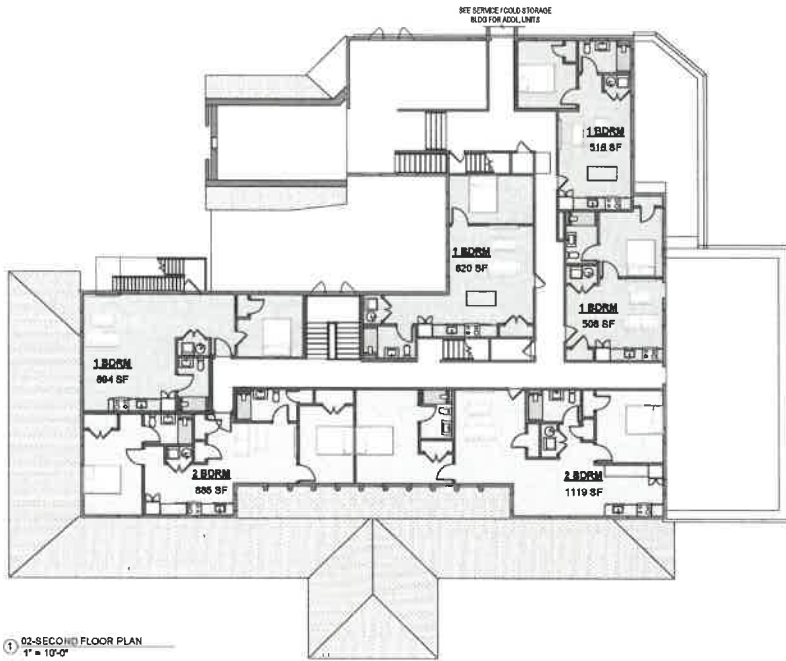
SHEET NO.  
**A1.0**

PROJECT NO. 202151

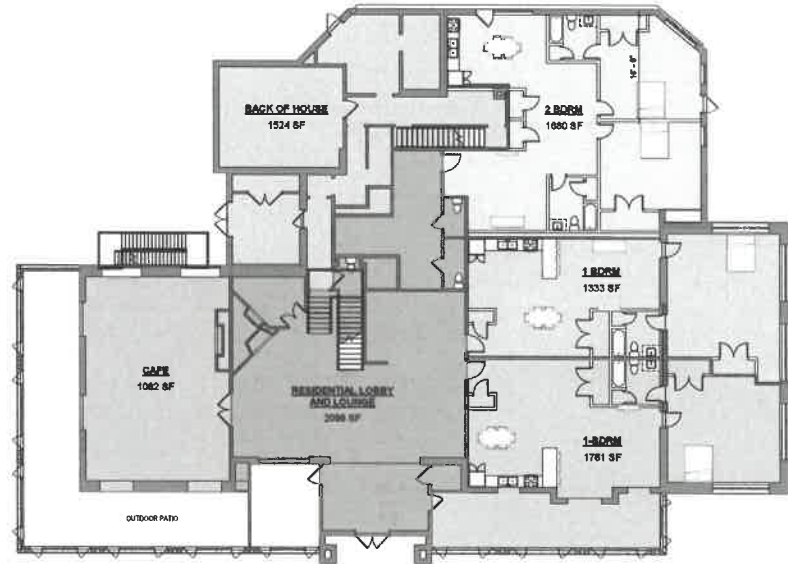
Project Status Issue Date



② 03-THIRD FLOOR PLAN  
1" = 10'-0"



① 02-SECOND FLOOR PLAN  
1" = 10'-0"



③ 01-FIRST FLOOR PLAN  
1" = 10'-0"

DODD BUILDING - UNIT COUNTS & SQUARE FOOTAGE	
<b>FIRST FLOOR - 3 UNITS</b>	
(1) 2 BDRM	- 2062 SF
	- 1899 SF
(2) 1 BDRM	- 1718 SF
	- 1333 SF
<b>SECOND FLOOR - 3 UNITS</b>	
(1) 1 BDRM	- 864 SF
	- 800 SF
	- 718 SF
	- 598 SF
(2) 2 BDRM	- 1119 SF
	- 895 SF
<b>THIRD FLOOR - 3 UNITS</b>	
(1) 1 BDRM	- 428 SF
	- 428 SF
	- 565 SF
	- 498 SF
(2) STUDIO	- 428 SF
	- 345 SF
<b>TOTAL UNITS: 12</b>	

PLAN GRAPHIC LEGEND

- EXISTING CONSTRUCTION**
- WALL
  - DOOR
  - WINDOWSTOREFRONT
- NEW CONSTRUCTION**
- WALL
  - WALL
  - DOOR
  - WINDOWSTOREFRONT



4639 MITCHELL ST., PHILADELPHIA, PA 19128  
215-483-1913 FAX 215-930-6441

PROJECT NAME  
TRIDUAL BANATOLU DODD BUILDING

PROJECT ADDRESS LINE 1  
PROJECT ADDRESS LINE 2

PROJECT TEAM  
OWNER  
Owner

STRUCTURAL ENGINEER  
FIRM NAME  
FIRM PHONE

M/E ENGINEER  
FIRM NAME  
PHONE

CIVIL ENGINEER  
FIRM NAME  
PHONE

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THIS DRAWING IS INTENDED TO BE VIEWED IN CONJUNCTION WITH THE CONTRACTOR'S RESPONSIBILITY FOR ALL SECURITY DESIGN INFORMATION IN ALL APPROPRIATE FORMS.

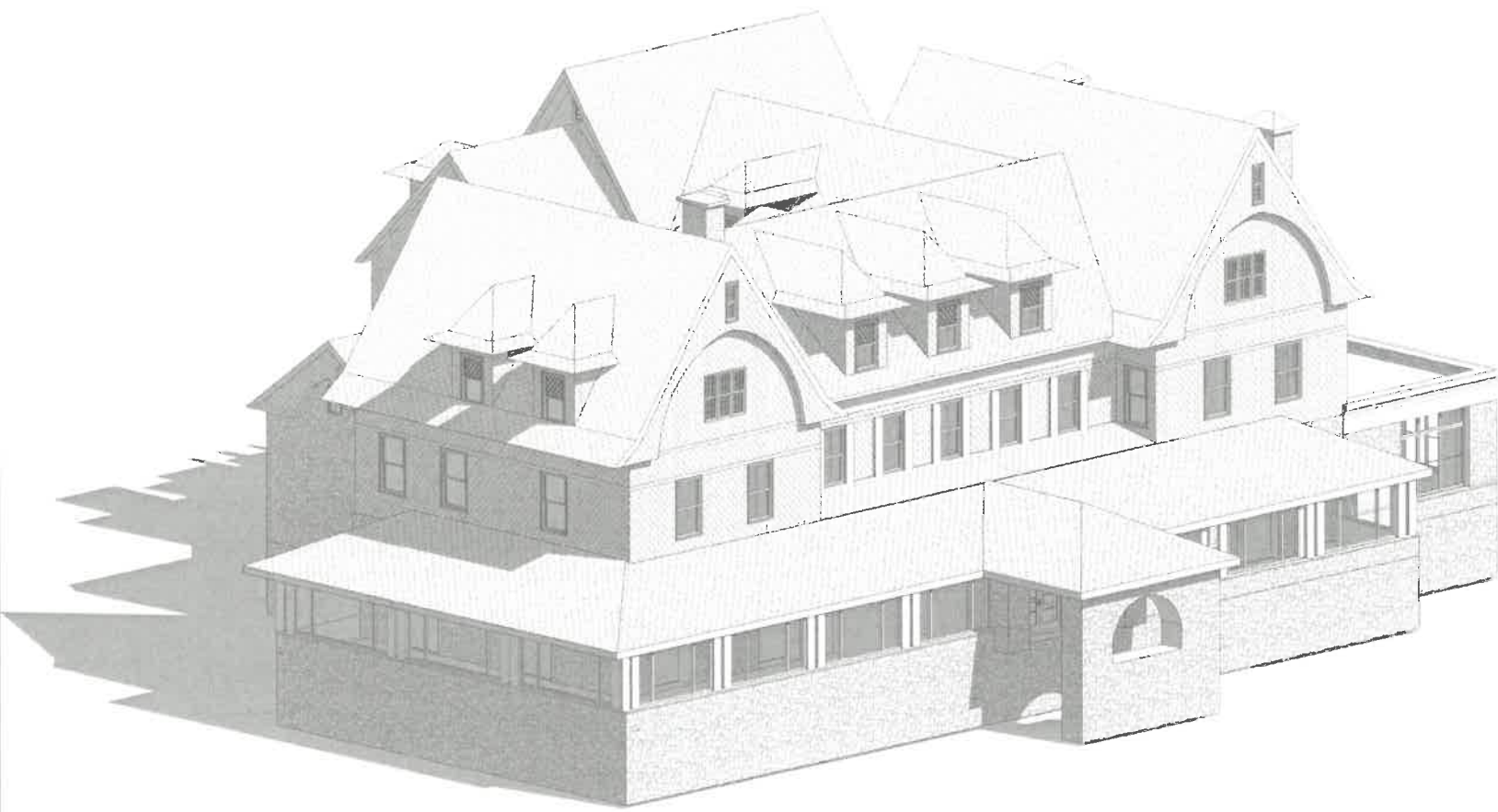
REVISIONS	NO.	DATE	ISSUE

DRAWING TITLE	BUILDING PLANS
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SCALE	As indicated	DRAWN BY	Author
DATE	1/11/2020	CHECKED BY	Checker
SHEET NO.			

A2.0

PROJECT NO. 202151



① DODD BLDG - 3/4 VIEW



4630 MITCHELL ST. PHILADELPHIA, PA 19129  
215-423-1919 FAX 215-930-0484

**PROJECT NAME**  
TRUEXAU SANATORIUM DODD BUILDING  
PROJECT ADDRESS LINE 1  
PROJECT ADDRESS LINE 2

**PROJECT TEAM**  
**OWNER**  
Owner

**STRUCTURAL ENGINEER**  
FIRM NAME  
FIRM PHONE

**M/E/P ENGINEER**  
FIRM NAME  
PHONE

**CIVIL ENGINEER**  
FIRM NAME  
PHONE

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(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.  
**NOT:**

All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to freezing their bids.

**THIS DRAWING IS INTENDED TO BE USED AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR ALL DECISIONS RESULTING FROM THIS DRAWING AND/OR SITE VISITS.**

**SEAL**

**REVISIONS**

NO.	DATE	ISSUE

**DRAWING TITLE**  
**3D VIEW**

**SCALE** DRAWN BY *Author*  
**DATE** 08/28/22 **CHECKED BY** *Checker*

**SHEET NO.**

**A2.1**

**PROJECT NO.** 202151





1 SURVEY ELEVATION - FRONT  
3/32" = 1'-0"



2 SURVEY ELEVATION - LEFT  
3/32" = 1'-0"



3 SURVEY ELEVATION - REAR  
3/32" = 1'-0"



4 SURVEY ELEVATION - RIGHT  
3/32" = 1'-0"



4530 MITCHELL ST, PHILADELPHIA, PA 19126  
215-483-1910 FAX 215-630-0484

PROJECT NAME  
TRUCHEAU BANATHORUM ODDO BUILDING  
PROJECT ADDRESS LINE 1  
PROJECT ADDRESS LINE 2

PROJECT TEAM  
OWNER  
Owner

STRUCTURAL ENGINEER  
FIRM NAME  
FIRM PHONE

MEP ENGINEER  
FIRM NAME  
PHONE

CIVIL ENGINEER  
FIRM NAME  
PHONE

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None.

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THIS DRAWING IS INTENDED TO BE REVIEWED BY YOU. THE CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS, OMISSIONS AND DISCREPANCIES. PRINTED.

REV.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE  
EXTERIOR ELEVATIONS & BUILDING SECTIONS

SCALE 3/32" = 1'-0" DRAWN BY Author  
DATE 11/17/20 CHECKED BY Checker

SHEET NO.

A4.0

PROJECT NO. 200151

Project Status Issue Date

**Attachment 1B**

**Cold Storage Building**



4538 MITCHELL ST. PHILADELPHIA, PA 19126  
215-461-1715 FAX 215-450-0484

PROJECT NAME  
TRUCKAU BANATHORUM COOL D STORAGE  
BUILDING  
PROJECT ADDRESS LINE 1  
PROJECT ADDRESS LINE 2  
PROJECT TEAM

OWNER  
Conner

STRUCTURAL ENGINEER  
FIRM NAME  
FIRM PHONE

M/E ENGINEER  
FIRM NAME  
PHONE

CIVIL ENGINEER  
FIRM NAME  
PHONE

SERVICE / COOL STORAGE BUILDING - UNIT COUNTS & SQUARE FOOTAGE

<b>GROUND FLOOR (4) UNITS</b>
(1) STUDIO - 905 SF
- 897 SF
- 751 SF
(1) STUDIO - 797 SF
<b>FIRST FLOOR (4) UNITS</b>
(1) STUDIO - 835 SF
- 758 SF
- 644 SF
(1) STUDIO - 478 SF
<b>SECOND FLOOR (0) UNITS</b>
(1) STUDIO - 1381 SF
- 872 SF
- 655 SF
<b>TOTAL UNITS: 11</b>

PLAN GRAPHIC LEGEND

EXISTING CONSTRUCTION	
	WALL
	DOOR
	WINDOWS TOEP/FRONT
NEW CONSTRUCTION	
	WALL
	WALL
	DOOR
	WINDOWS TOEP/FRONT

CONTRACTOR ACKNOWLEDGEMENT

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**THIS DRAWING IS INTENDED TO BE VIEWED IN COLOR. THE CONTRACTOR IS RESPONSIBLE FOR AN ACCURATE REPRODUCTION FROM A COLOR CALIBRATED PLOTTER.**

REVISIONS

NO.	DATE	ISSUE
1	XXXX/XX/XX	ISSUE FOR PERMIT

DRAWING TITLE

**BUILDING PLANS**

SCALE

SCALE: As indicated DRAWN BY: Author  
DATE: 11/17/20 CHECKED BY: Cheah

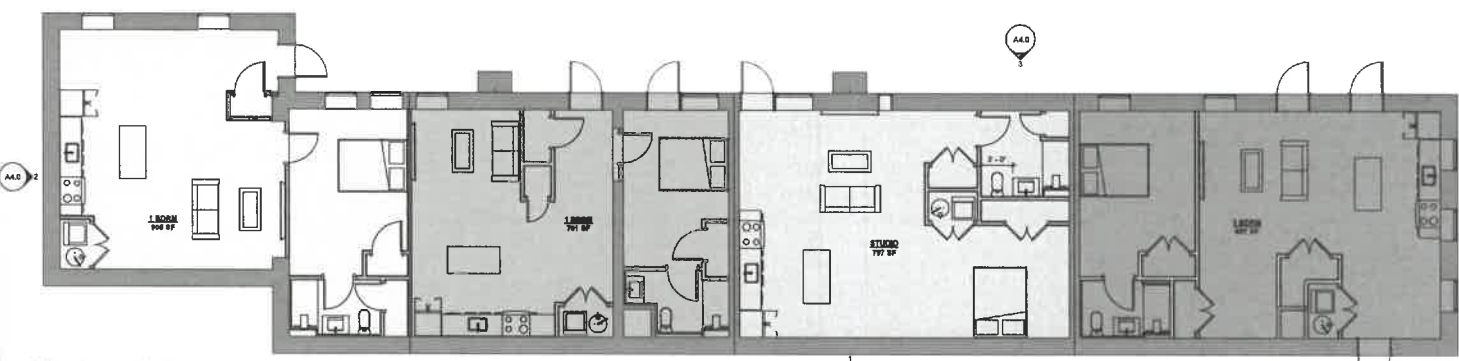
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**A2.0**

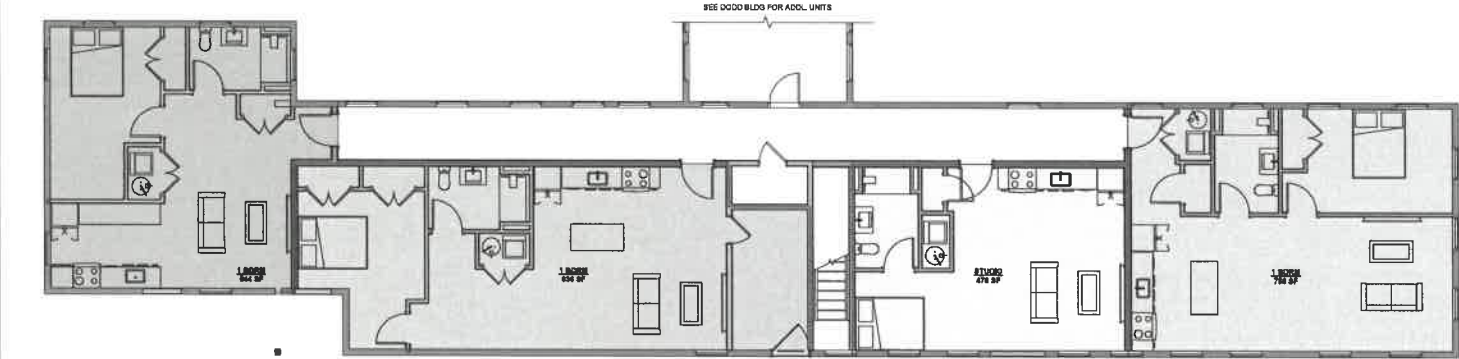
PROJECT NO.

2151

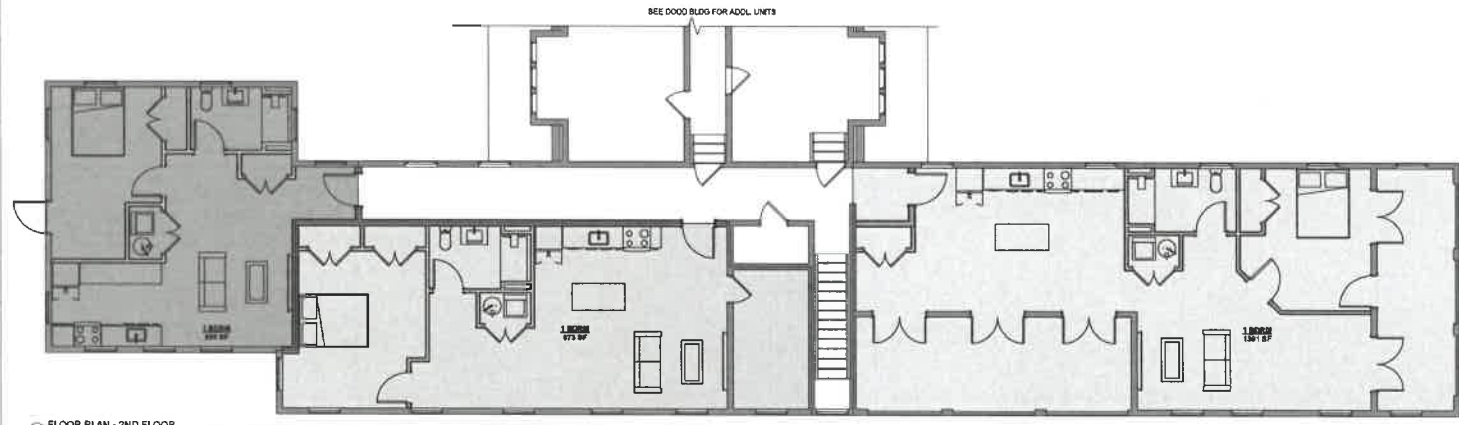
ISSUE FOR PERMIT XXXX/XX/XX



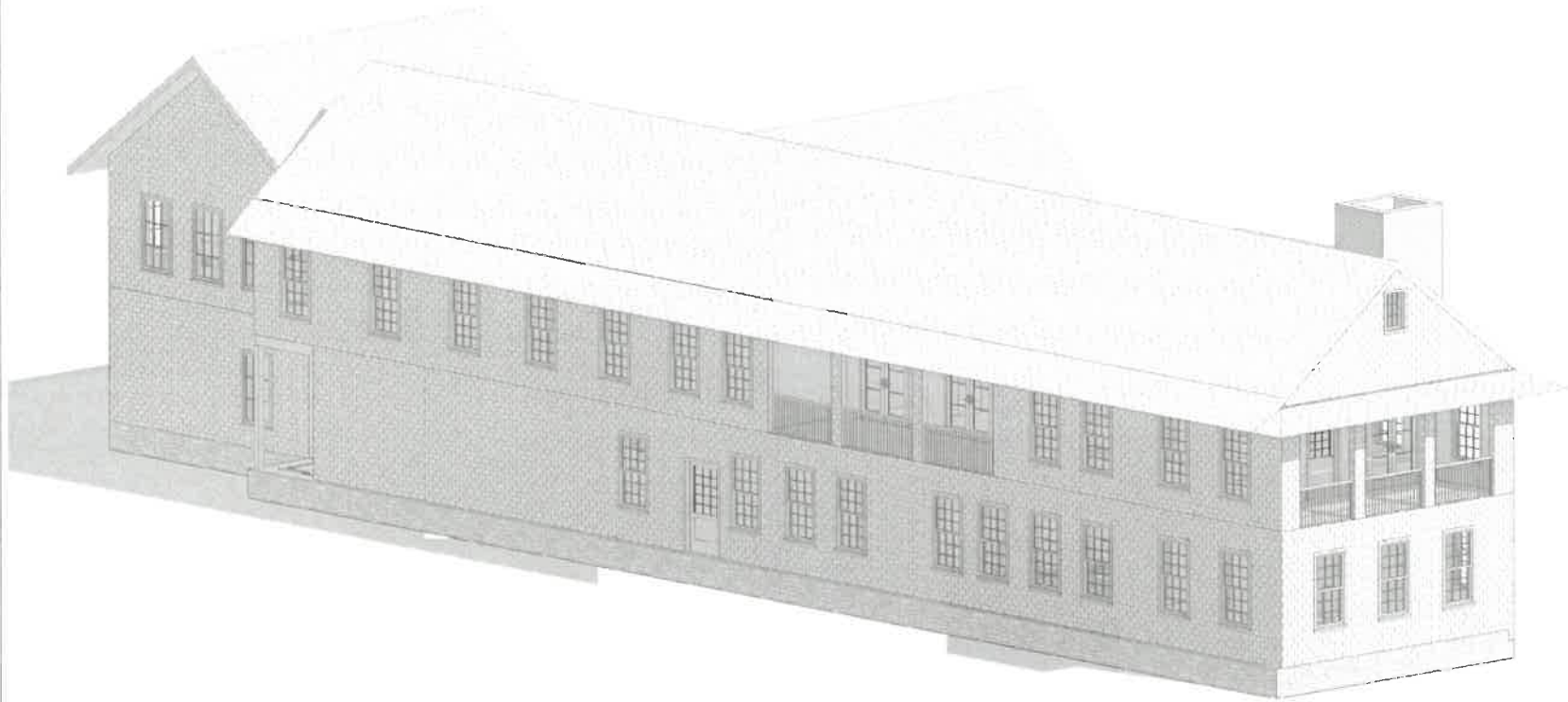
1 FLOOR PLAN - GROUND FL.  
3/16" = 1'-0"



2 FLOOR PLAN - 1ST FLOOR  
3/16" = 1'-0"



3 FLOOR PLAN - 2ND FLOOR  
3/16" = 1'-0"



① 3D VIEW

**P Z S**  
**ARCHITECTS**

4239 MITCHELL ST. PHILADELPHIA, PA 19126  
 215-463-1919 FAX 215-463-0484

**PROJECT NAME**  
 TRUDEAU SANATORIUM COLD STORAGE BUILDING  
**PROJECT ADDRESS LINE 1**  
**PROJECT ADDRESS LINE 2**  
**PROJECT TEAM**

**OWNER**  
 Owner

**STRUCTURAL ENGINEER**  
 FIRM NAME  
 FIRM PHONE

**MEP ENGINEER**  
 FIRM NAME  
 PHONE

**CIVIL ENGINEER**  
 FIRM NAME  
 PHONE

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**REVISIONS**

NO.	DATE	ISSUE

**DRAWING TITLE**

**3D VIEW**

**SCALE**      **DRAWN BY** Author

**DATE** 1/09/20      **CHECKED BY** Checker

**SHEET NO.**

**A2.1**

**PROJECT NO.** 2151



**ARCHITECTS**

4539 MITCHELL ST. PHILADELPHIA, PA 19126

215-853-1915 FAX 215-930-0454

PROJECT NAME  
TRUDEAU SANATORIUM OLD STORAGE  
BUILDING  
PROJECT ADDRESS LINE 1  
PROJECT ADDRESS LINE 2  
PROJECT TYP

OWNER  
Owner

STRUCTURAL ENGINEER  
FIRM NAME  
FIRM PHONE

M.E.P. ENGINEER  
FIRM NAME  
PHONE

CIVIL ENGINEER  
FIRM NAME  
PHONE

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SEAL

**REVISIONS**

NO.	DATE	ISSUE
1	XXXX/20	ISSUE FOR PERMIT

DRAWING TITLE

**BUILDING ELEVATIONS**

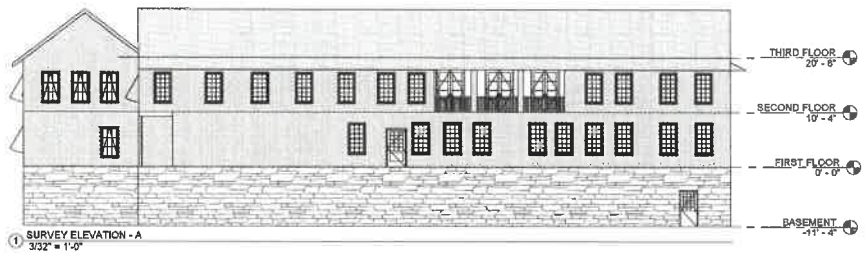
SCALE: 3/32" = 1'-0" DRAWN BY: Author  
DATE: 11/17/20 CHECKED BY: Checker

SHEET NO.

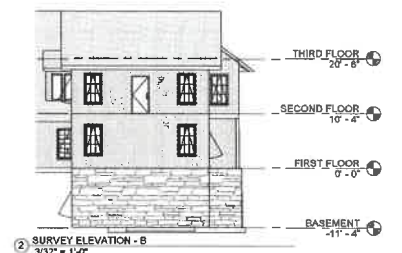
**A4.0**

PROJECT NO. 2151

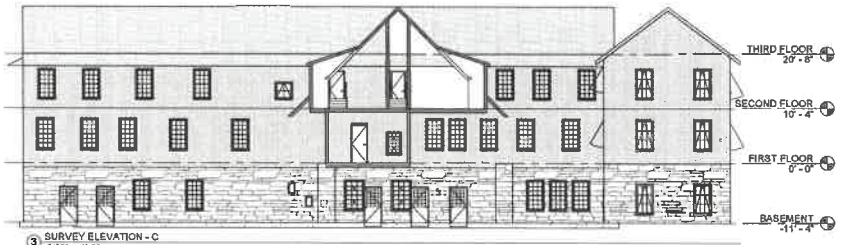
ISSUE FOR PERMIT XXXX/20



1 SURVEY ELEVATION - A  
3/32" = 1'-0"



2 SURVEY ELEVATION - B  
3/32" = 1'-0"



3 SURVEY ELEVATION - C  
3/32" = 1'-0"



4 SURVEY ELEVATION - D  
3/32" = 1'-0"





**Application Checklist- Restore NY Communities Initiative**

<b>Municipal Name</b>			
Item		Yes	N/A
5 years operating pro formas			
Application fee payable to Empire State Development Corporation			
Property Assessment List			
Project Site Map			
Individual Property Packet for all properties			
Up to 2 Façade Photos for all properties			
Letters from local planning/zoning officials stating project compliance			
Written commitment(s) for project financing			
3 <sup>rd</sup> Party Project Estimates			
Credentials of individuals and/or lead entities involved in project			
Non-municipal entity Project Proposal			
SEQR Environmental Assessment Form (EAF)			
SEQR Negative Declaration			
EIS Findings Statement			
SHPO Review Materials			
Proof of Publication of Property Assessment List			
Proof of Publication of Public Hearing Notice			
A true and complete copy of the Municipal Resolution			