

Downtown Revitalization Initiative (DRI)

Village of Cattaraugus DRI LPC Meeting #3

August 6, 5:30-7:30PM | Cattaraugus-Little Valley High School Cafeteria



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Introductions – Local Planning Committee

LPC Co-Chairs:

- Hon. Anthony Nagel, Mayor
- Paul Brown, WNY Regional Economic Development Council

LPC Members:

- Crystal Abers, Cattaraugus Co. Economic Development, Planning, & Tourism Dept.
- Lauren Bronneberg, Cattaraugus Fire Dept.
- Tom Cullen, RocketCup Coffee
- Kiana Deiter, Deiter's Wolfpack Childcare
- Mike Jones, Roberts Memorial Free Methodist Church
- Cedric Manganiello, Bound and Branch Photography/Videography
- Rob Miller, Cattaraugus/Little Valley School
- Elizabeth O'Neill, Saving Grace Outreach
- Tara Perkins, Perky's Market & Village Board
- Mary Pritchard, Resident
- Nancy Radwanski, Resident
- Tyler Soderlund, Cattaraugus Free Library
- TJ Stein, Town & Country Disposal
- Justin York, Dollar General

Introductions – State Partners

Name	Affiliation
Ben Bidell	NYS Department of State
Tirzah Peters	NYS Homes and Community Renewal
Erin Corrado	Empire State Development
Mo Sumbundu	Governor's Office
Frank Puglisi	Governor's Office

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. The conflicts of interest we have on file include:

- *[NONE TO DATE]*

Do any LPC members need to make a disclosure to the Committee? 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.

Planning Process



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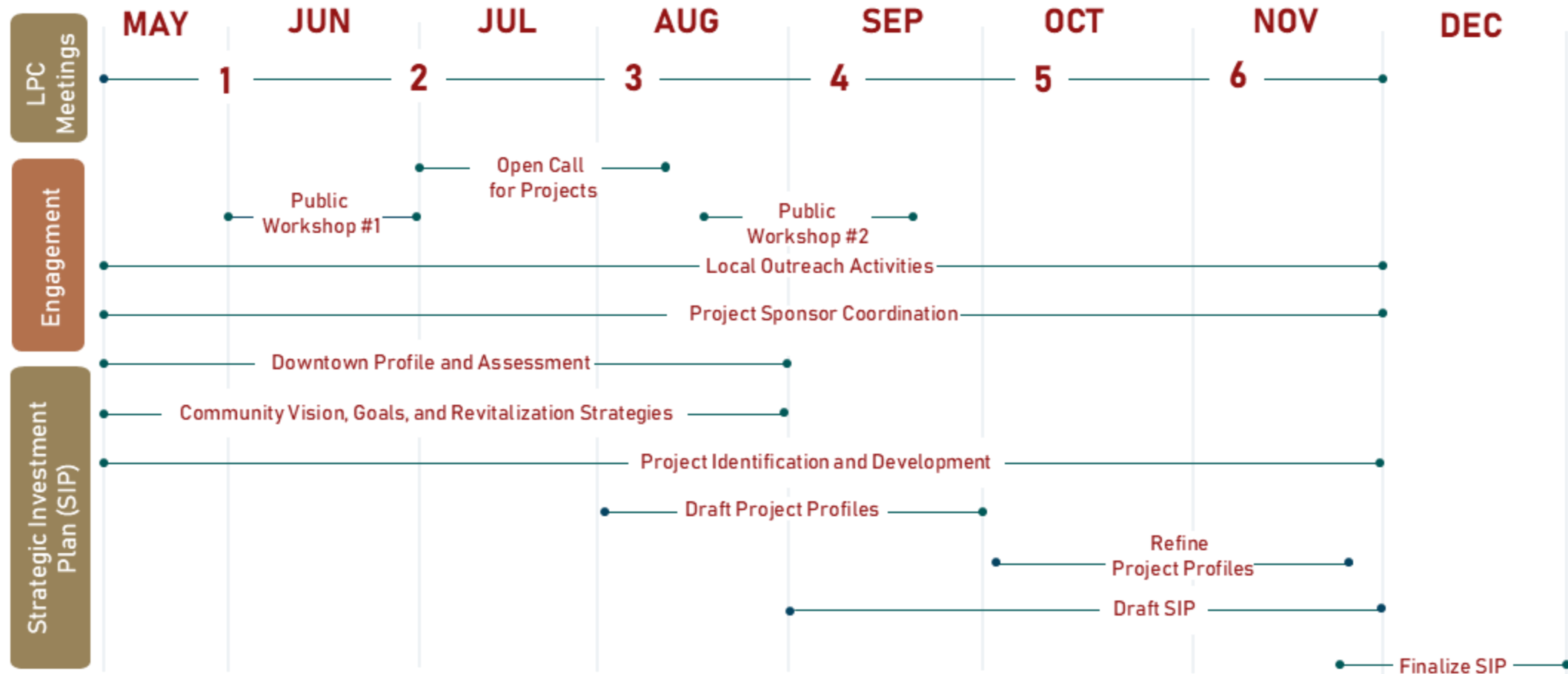
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Scope and Schedule

We
are
here



Cattaraugus DRI Planning Process and Key Deliverable Schedule



LPC Meeting #2 (Last Meeting)



1. Engagement updates
2. Review foundational plans and studies
3. Characteristics of strong DRI projects
4. Building a strong slate of DRI projects
5. State and local evaluation criteria for projects
6. Revised vision and goals based on feedback
7. Revised DRI boundary based on feedback
8. Overview of process for Open Call for Projects

LPC Meeting #3 (Tonight's Agenda)



1. Planning process and engagement updates including results of public survey
2. Vision, goals, and revitalization strategies for downtown
3. Downtown Profile & Assessment key findings/takeaways
4. Project evaluation criteria
5. Proposed projects submitted during Open Call for Projects
6. Projects to remove from funding consideration, as appropriate
7. Boundary amendments that may be needed to incorporate potentially transformative projects
8. Next steps
9. Public comment

LPC Meeting #4 (Next Meeting)



1. Planning process and engagement updates
2. Review project evaluation criteria
3. Presentations from project applicants
4. Discussion of proposed projects
5. Additional information needed to support decision-making
6. Projects to remove from funding consideration, as appropriate
7. Next steps
8. Public comment

Engagement Updates



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Public Survey



- Public survey to identify community issues, opportunities, and needs to be addressed in the Strategic Investment Plan
- Posted online at www.CattaraugusDRI.com
- Promoted at Community Day pop-up and at Public Workshop #1
- Paper copies of the survey with DRI informational boards and drop boxes were available at various locations in the village
- 124 responses received

A poster for the Village of Cattaraugus DRI survey. It features a stylized illustration of a street scene with buildings, a car, and a person on a bicycle. The text "VILLAGE OF CATTARAUGUS DRI DOWNTOWN REVITALIZATION INITIATIVE" is at the top. A large QR code is on the right side. Below the QR code, the text "TAKE THE SURVEY!" is written in large, bold letters. At the bottom, there is a paragraph of text about the survey and a link to the website.

VILLAGE OF CATTARAUGUS DRI DOWNTOWN REVITALIZATION INITIATIVE

TAKE THE SURVEY!

New York State has awarded \$10 million to the Village of Cattaraugus through the Downtown Revitalization Initiative (DRI), which will be used to fund transformative projects that will revitalize the Village. This survey will help identify community issues, opportunities, and needs to be addressed through the DRI, and is also available in hard copy at Village Hall.

Visit www.CattaraugusDRI.com to learn more.

Public Survey: Who Responded?



- **Primarily long-term residents**
 - 58% live in the Village
 - 77% have lived in the Village for more than 10 years
- **Primarily between the ages of 40-64 (44%) and 18-39 (33%)**

Public Survey: What word would you use to describe the Village?



many town historical
good small town Quiet village
Historic Quaint Small
need nothing
live people friendly place
used Potential community

Public Survey: What word would you like to be able to use to describe the Village in 15 years?



destination opportunities Business
families place community
Small town buildings town Thriving Revitalized
bustling able village Vibrant lots
safe Charming fun welcoming Prosperous
Hopefully

Public Survey: What are the highest priorities for the Village?



- **Supporting and growing businesses (74%)**
 - Top businesses desired: Gas station (90%), grocery store (59%), health care services/doctor's offices (50%), convenience stores/pharmacies (50%)
- **Developing vacant and underutilized sites (69%)**
- **Creating more activities for youth (62%)**

Public Survey: What type of housing would promote more development in the Village?



- Affordable housing (49%)
- Single family housing (46%)
- Small apartment buildings (33%)
- Senior housing (29%)
- Upper-story apartments in historic buildings (26%)

Pre-Engagement Interviews



- Conducted four pre-engagement interviews in June and July with Historic Cattaraugus Corporation, Cattaraugus County IDA, and Cattaraugus residents
- Discussed the following questions:
 - What do you think are the biggest opportunities/best outcomes of the Village's DRI?
 - Do you have any concerns about the project or the planning process?
 - What is the best way to reach people who cannot attend a public meeting?
 - Who else should we be sure to engage throughout the planning process?
 - Are there any "hot button" issues we should be aware of before we start engaging the community?
 - What pitfalls or past experiences can we learn from?
- Additional interviews planned with Cattaraugus-Little Valley School District and Town of New Albion

Vision and Goals



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Cattaraugus DRI Vision Statement



The Village of Cattaraugus envisions a vibrant, walkable downtown that celebrates our historic red-brick charm, natural beauty, and deep-rooted cultural heritage. By honoring our industrial rail legacy and connecting it to outdoor recreation and regional trail networks, we will create a dynamic destination for dining, lodging, and community events. This transformation will spark economic growth, expand housing options, create jobs, support our youth, and inspire a new generation of residents to call Cattaraugus home.



Are there any changes you would make to finalize the recommended DRI Vision Statement?

Cattaraugus DRI Goals



1. Attract new businesses while supporting existing businesses to create and retain high quality jobs
2. Provide more recreational and community gathering places
3. Improve access to essential services and affordable housing
4. Increase walkability, bikeability, and accessibility of the downtown area
5. Preserve and cultivate the Village's small-town heritage, character, and charm

Cattaraugus DRI Strategies



Goal 1 – Attract new businesses while supporting existing businesses to create and retain high quality jobs.

- **Proposed Strategies:**

- Redevelop historic buildings to house new businesses that create jobs, cater to the needs of the community, and draw visitors downtown.
- Upgrade current businesses to maximize their earning potential, create new employment opportunities, and grow the local economy.
- Draw people to new and existing businesses through improvements to wayfinding and pedestrian accessibility throughout the village.

Cattaraugus DRI Strategies



Goal 2 – Provide more recreational and community gathering places.

• Proposed Strategies:

- Improve access to local parks and trails for people of all interests, ages, and abilities, promoting physical activity and mental well-being.
- Enhance existing parks and trails to attract more visitors to the village, while also improving recreational opportunities for residents.
- Create public spaces for holding markets and events that encourage social interaction and strengthen the sense of community in the village.
- Promote diverse activities and programming that appeal to a wide range of interests.
- Create lodging in the village to encourage extended stays from outdoor enthusiasts and other visitors.

Cattaraugus DRI Strategies



Goal 3 – Improve access to essential services and affordable housing.

• Proposed Strategies:

- Encourage mixed-use development projects with first floor commercial uses and upper story housing.
- Rehabilitate historic buildings to provide housing that accommodates various ages, incomes, and family types.
- Create medical office space in the village that can be used by visiting physicians and dentists.
- Support local organizations that aid youth, seniors, and economically disadvantaged residents within the community.

Cattaraugus DRI Strategies



Goal 4 – Increase walkability, bikeability, and accessibility of the downtown area.

• Proposed Strategies:

- Adopt a “complete streets” policy to ensure future transportation projects accommodate all users including pedestrians, bicyclists, regional transit riders, and persons with disabilities.
- Improve pedestrian safety within the village by upgrading and adding new sidewalks, making crosswalks safer, and adding traffic calming measures.
- Install bike lanes on village streets to improve safety for cyclists and decrease reliance on cars for travel within the village.
- Install wayfinding signage that better directs visitors to the village’s central business district including local businesses and attractions.
- Create a network of pathways and trails that provide new opportunities for accessing the village business district.

Cattaraugus DRI Strategies



Goal 5 – Preserve and cultivate the Village's small-town heritage, character, and charm.

- **Proposed Strategies:**

- Rehabilitate historic buildings and storefronts so that they remain as lasting testaments to the village's commercial and industrial heritage.
- Restore and preserve the red brick streets of the central business district.
- Create and enhance gathering places that provide spaces for events, clubs, and community organizations.
- Support small businesses that reflect the village's identity and contribute to a sense of community.

Downtown Profile and Assessment



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Downtown Profile and Assessment



The Downtown Profile and Assessment tells a clear and concise story of the community — where it is today, how it got there, and where it is going — and provides the logical basis for project need and recommendations.

Includes the following topics:

- Study Area / Boundary Description
- Demographic Snapshot
- Regional and Historic Context
- Recent Plans & Investment
- Physical Setting
 - Built Environment
 - Vacant/Underutilized Sites
 - Existing Land Use
 - Zoning and/or Design Standards
 - Infrastructure Systems
 - Transportation Networks
 - Public Spaces
 - Historic, Cultural, & Artistic Assets
 - Environmental Context
 - Resilience
- Economic Context
- Housing Assessment
- Key Observations

Study Area and Boundary Description

- **Strategic Location:** Anchored by Route 353 (Main Street), connecting to Gowanda, Olean, and the Southern Tier Expressway—providing strong regional access for commerce and tourism.
- **Key Amenities within Boundary:** Includes Cattaraugus Free Library, Village Hall, Historical Society Museum, School Campus, and multiple small businesses. Intersects with the Rev Rail tourism corridor and near access to the Cattaraugus County Snowmobile Trail.
- **Revitalization Focus:** Prioritizes mixed-use infill, new community event space, upper-floor housing, adaptive reuse of historic structures, and expanded pedestrian and trail connectivity.

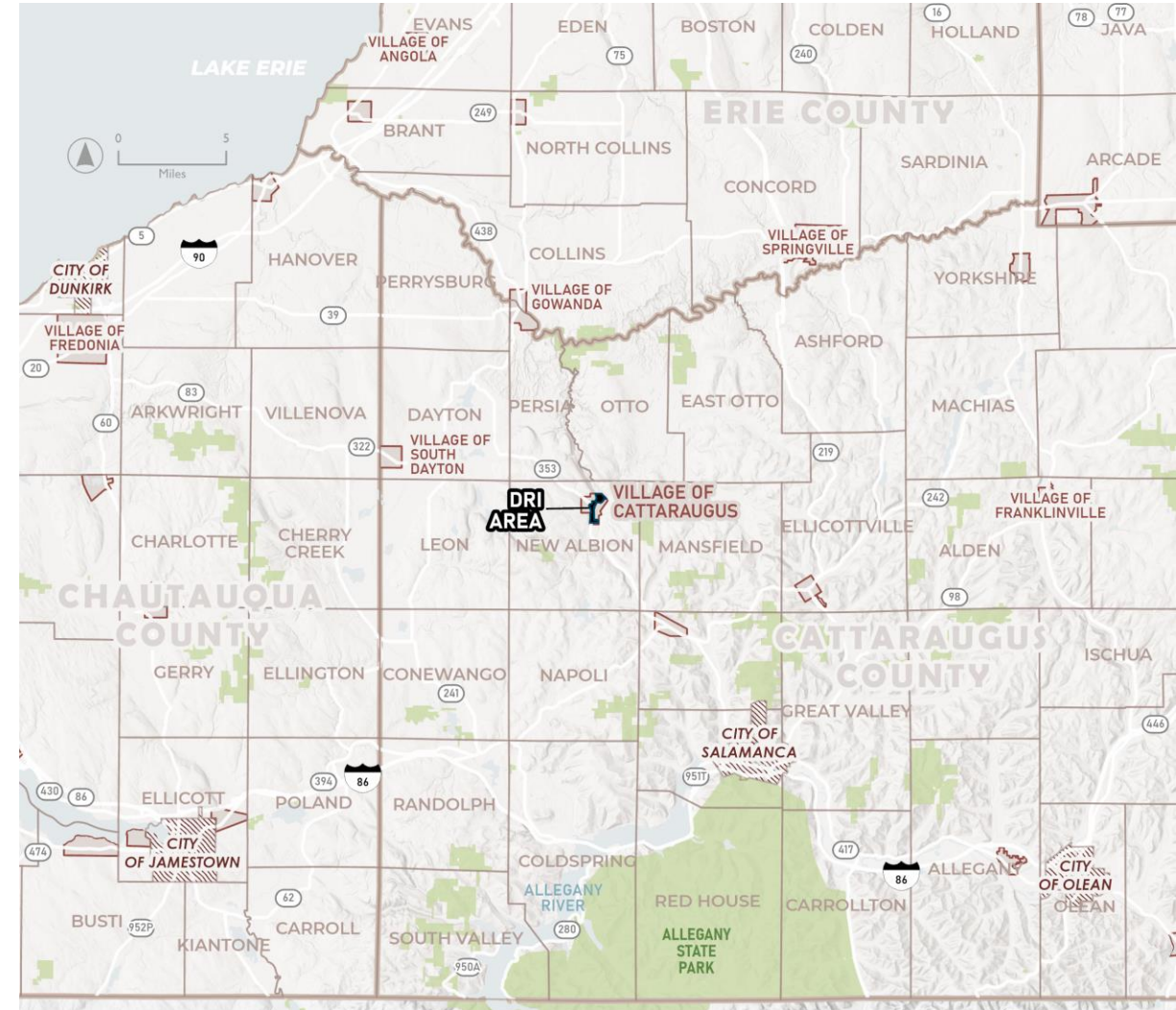
DRI is generally compact and downtown core is walkable: 236 acres, encompassing the Village's historic Main Street corridor and adjacent residential, civic, and underutilized areas.



Regional Context

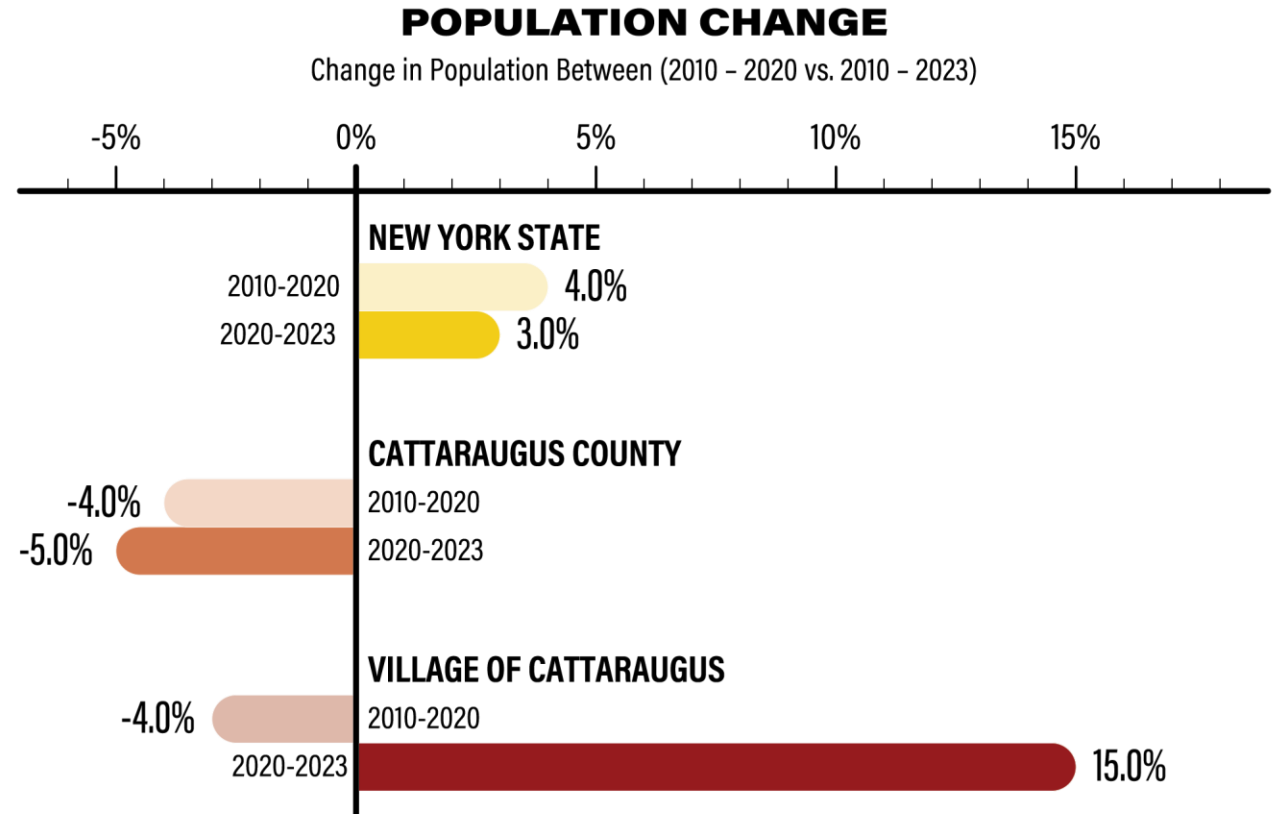


- **Scenic Southern Tier Location:** Situated between the Allegheny Plateau and Lake Erie watershed—offering a distinctive rural small-town setting.
- **Proximity to Regional Centers:** Located less than 45 minutes from hubs like Gowanda, Springville, Ellicottville, Salamanca, Olean, and Jamestown, providing access to larger job markets and services.
- **Connected by Road and Rail:** Historically a rail Village, now activated by Rev Rail tourism and potential trail connectivity.
- **Recreation and Tourism Potential:** Near major outdoor assets like Allegheny National Forest, Zoar Valley, and the Pat McGee Trail corridor, positioning the Village as a gateway for eco-tourism and trail-based visitation.



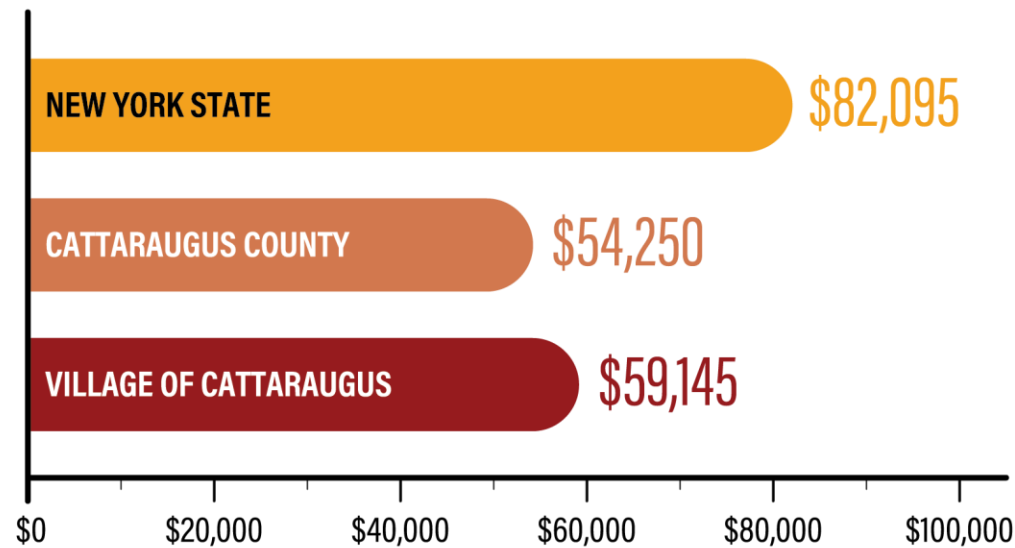
Demographic Overview: Population

- **Population Dynamics:**
The DRI area saw a 4% population decrease from 2010 to 2020 and then a 15% increase between 2020 and 2023.



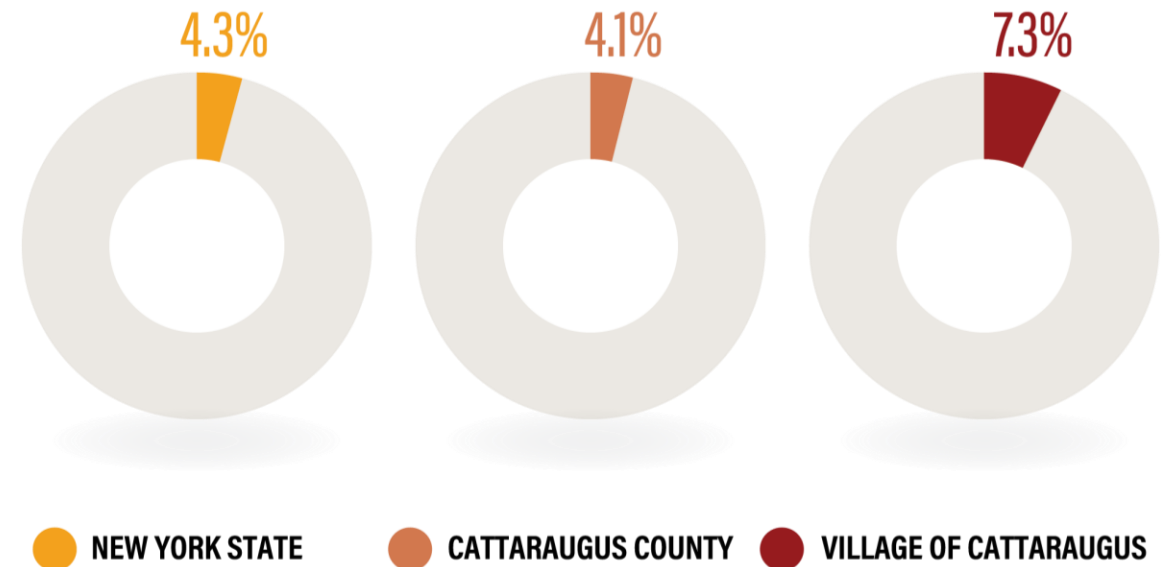
Median Household Income and Unemployment

MEDIAN HOUSEHOLD INCOME



UNEMPLOYMENT RATE

(2023)



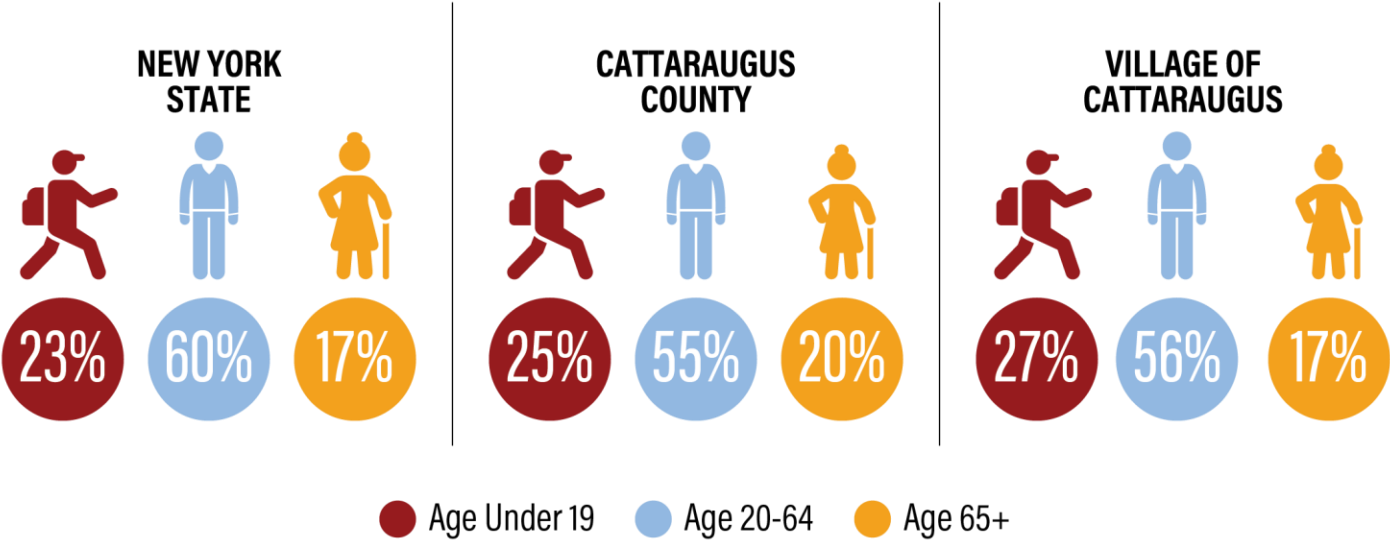
- Village unemployment rate at 7.3% is substantially higher than the county and state. Median household income of \$59,145 is higher than residents of the county (\$54,250) but well below state (\$82,095).

Age of Population



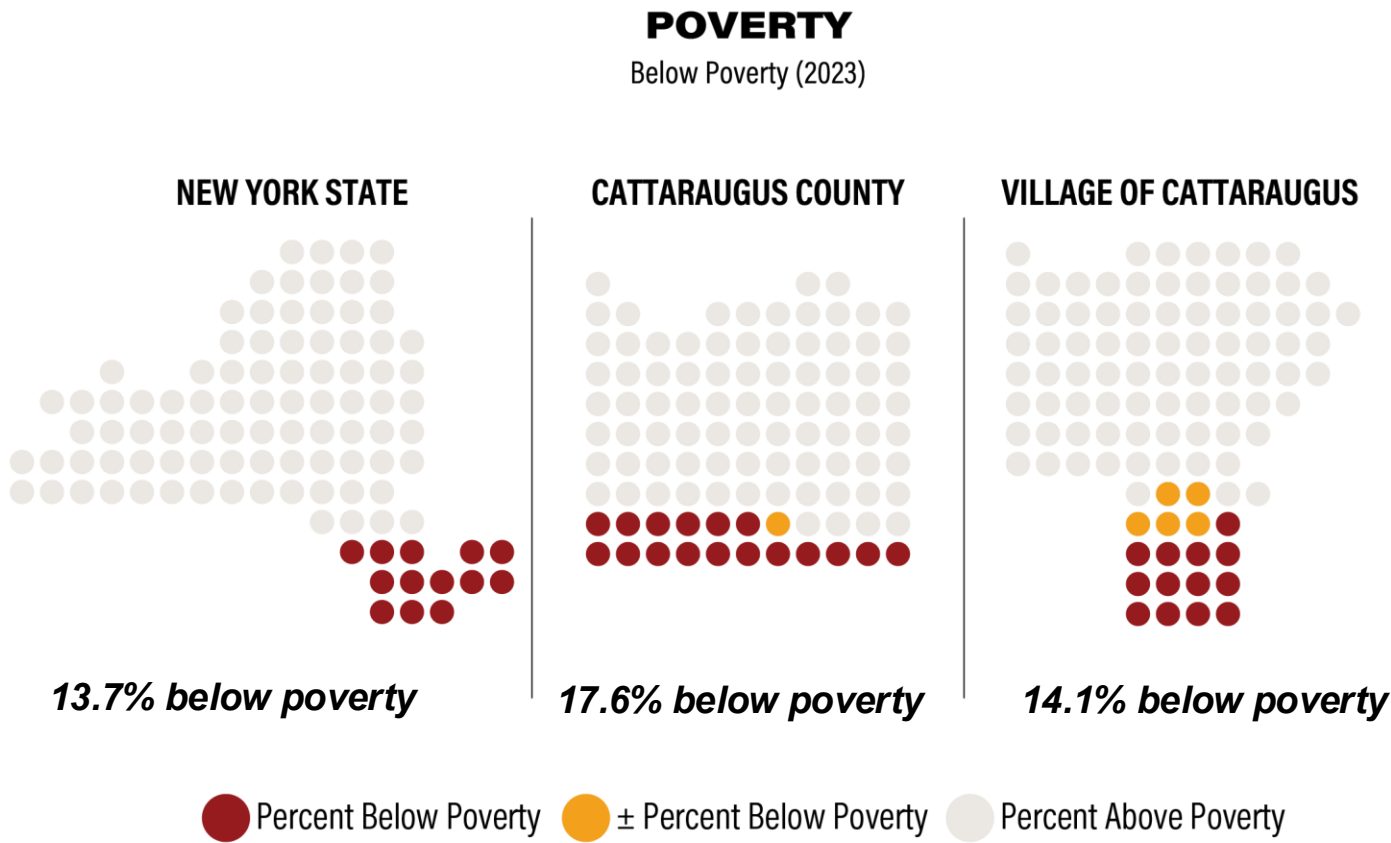
YOUTH AND ELDERLY POPULATION

2020 Dicennial Census



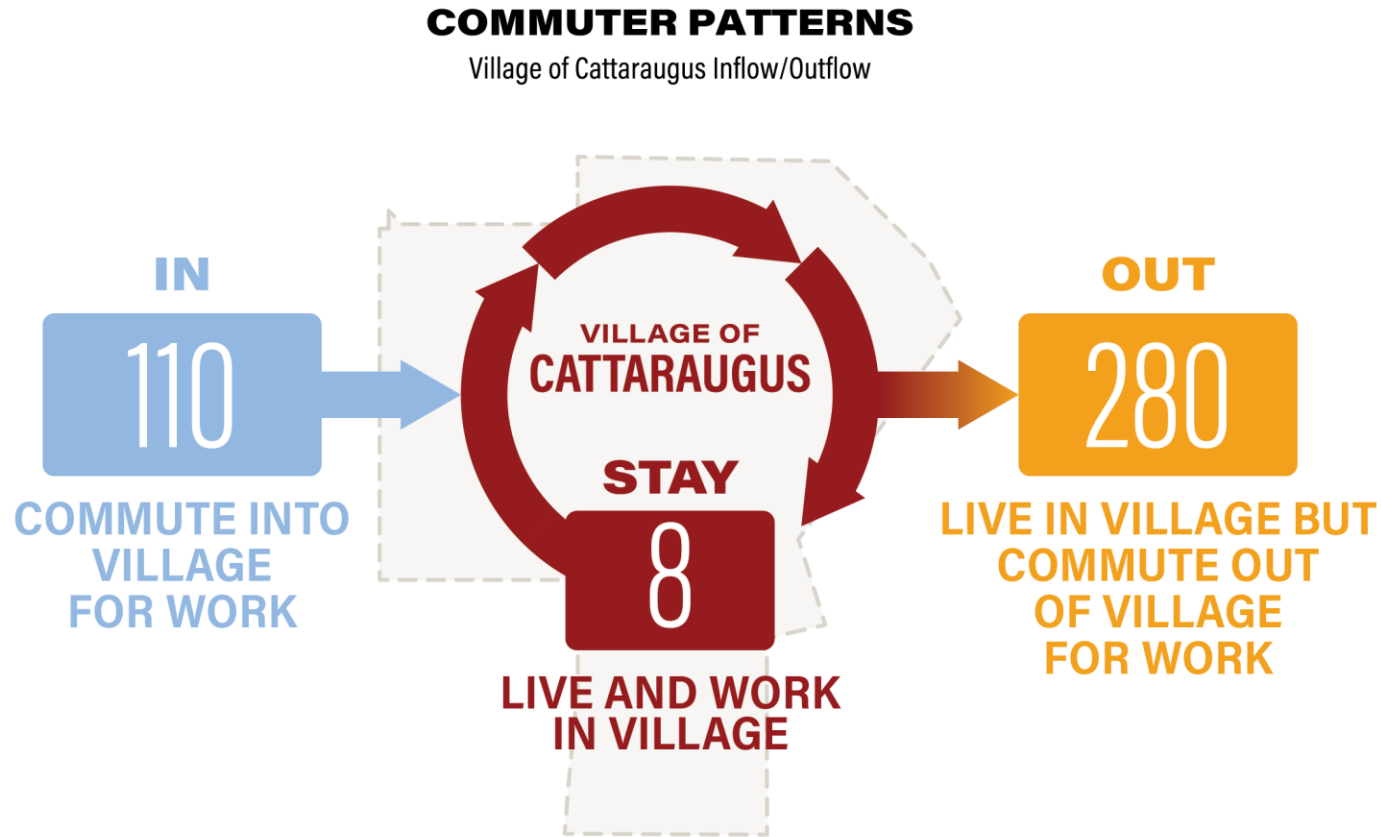
- **Young Families & Children** – A higher-than-average share of residents under age 19 suggests that the Village remains attractive to young families.

Poverty Rate



- Despite a higher median income than County, 14.1% of Village residents live in poverty, highlighting a potential income gap.

Commuting Times and Job Flow Dynamics

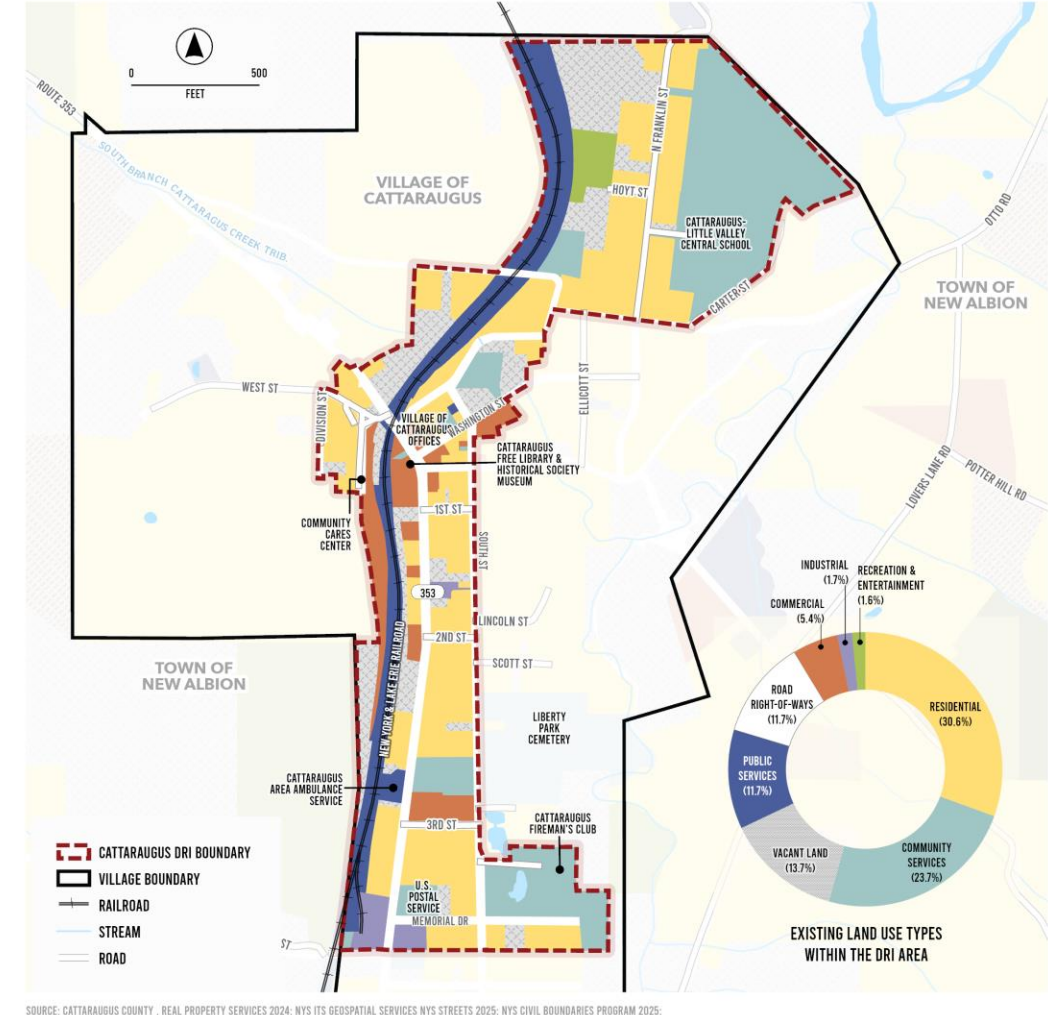


- **Job Dynamics:** The DRI area exports workers, with a significant outbound commute (280 workers) and fewer inbound (110). Only 2% (or 8) workers both reside and work in the DRI area.
- **Long Commutes:** The average commute time of 38 minutes suggests that many residents work outside the Village, likely in larger employment centers such as Olean, Jamestown, and even Buffalo.

Existing Land Use



- **Predominantly Residential :** Over 30% of the DRI area is residential, primarily single-family homes on the east side of the DRI area. Commercial (5.4%) and industrial (1.7%) uses are limited, constraining business growth.
- **Infill Potential Near Main Street:** Close proximity of housing to local businesses supports future mixed-use and multi-family infill to enhance housing options and walkability.
- **Rail Corridor as a Tourism and Connectivity Asset:** Rev Rail introduces regional tourism energy; enhancing adjacent areas can transform it into a cultural and economic connector.
- **Vacant Land as a Revitalization Catalyst:** Nearly 14% of land is vacant, creating space for additional housing or public amenities.



Existing Land Use



Key Sites in the DRI:

- **Former Bush Industries** - Substantial parcel was a brownfield redevelopment site and future home to the One Main development which is proposed as a signature public gathering space and focal point for Village residents.
- **Former Cattaraugus Elementary School** - Private developer considering 18/20 apartments on the site which would increase local housing options. The site is zoned R-1, Village Residential District.
- **Former Setterstix** - Large light-industrial zoned parcel that was the former home of the Setterstix Corp. In May, the County authorized a \$25,000 contract with the Cattaraugus County Industrial Development Agency to help recruit businesses to the vacant site.



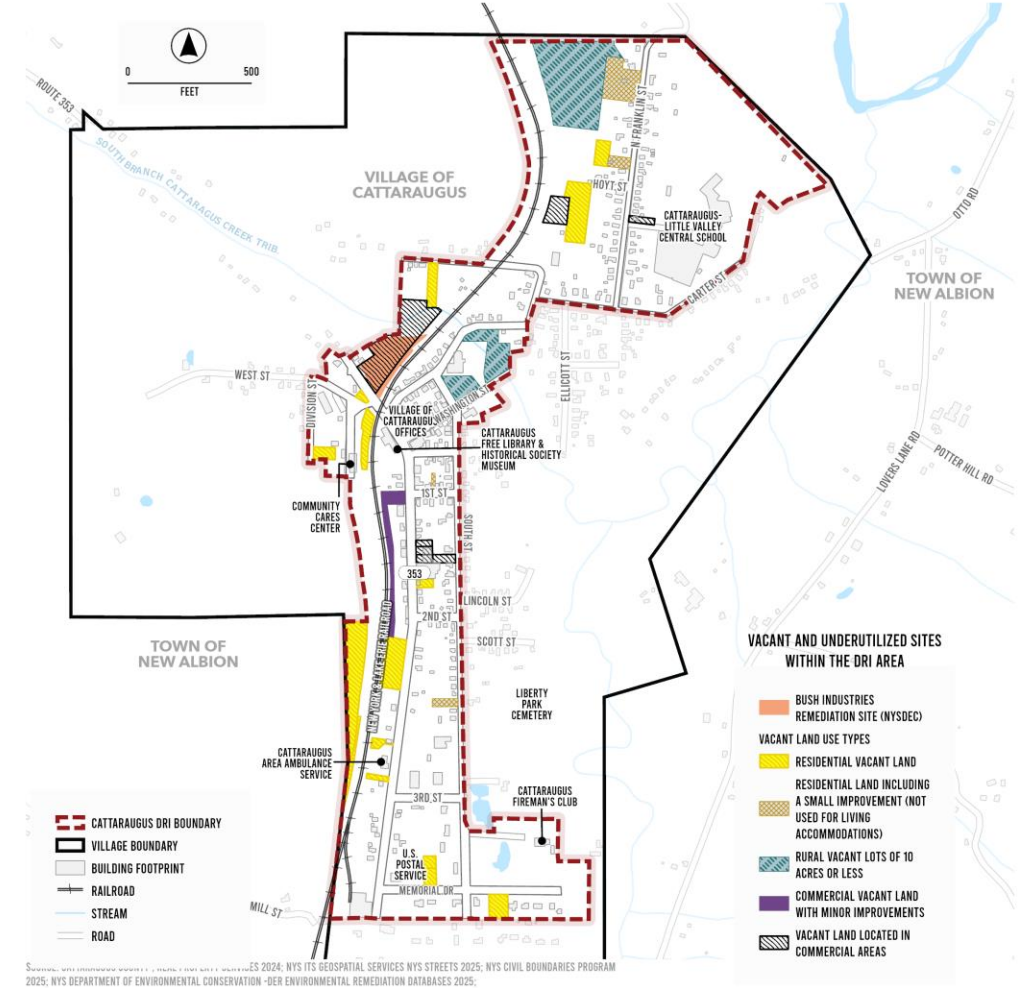
Rendering of apartments at former elementary school



Transformation of One Main site

Vacant and Underutilized Areas

- **Catalysts for Investment:** Strategic redevelopment of vacant sites can reshape DRI/downtown identity, attract private investment, and build on early DRI project momentum.
 - Key vacant parcels include One Main and large rural vacant parcels north and central, west of rail line.
- **Flexible Opportunities for Mixed-Use Revitalization:** Underutilized parcels offer space for housing, entrepreneurship, civic amenities, and public space enhancements.
- **Well-Positioned for Walkable, Equitable Development:** Most vacant parcels lie within walking distance of schools, green spaces and civic hubs, supporting multimodal access.



Current Zoning



- **Single Family Residential:** Dominance of single-family residential zoning limits flexibility (R-1/R-C= 204.6 acres/87%).
- **Zoning Limitations:** Residential/mixed-use developments and residential in B1 district subject to onerous parking standards - could hinder upper-story residential conversions and infill housing.
 - Ordinance mandates off-street parking for most uses with detailed ratios.
 - Zoning law also does not appear to explicitly encourage or clearly permit upper-floor residential units in commercial zones.
 - Provisions related to setbacks and yard configurations may restrict redevelopment on smaller or irregular lots.
- **Overlay/Expanding B-1 zone:** Mixed use overlay or expanding B-1 would allow reuse and diversification in the core of DRI.

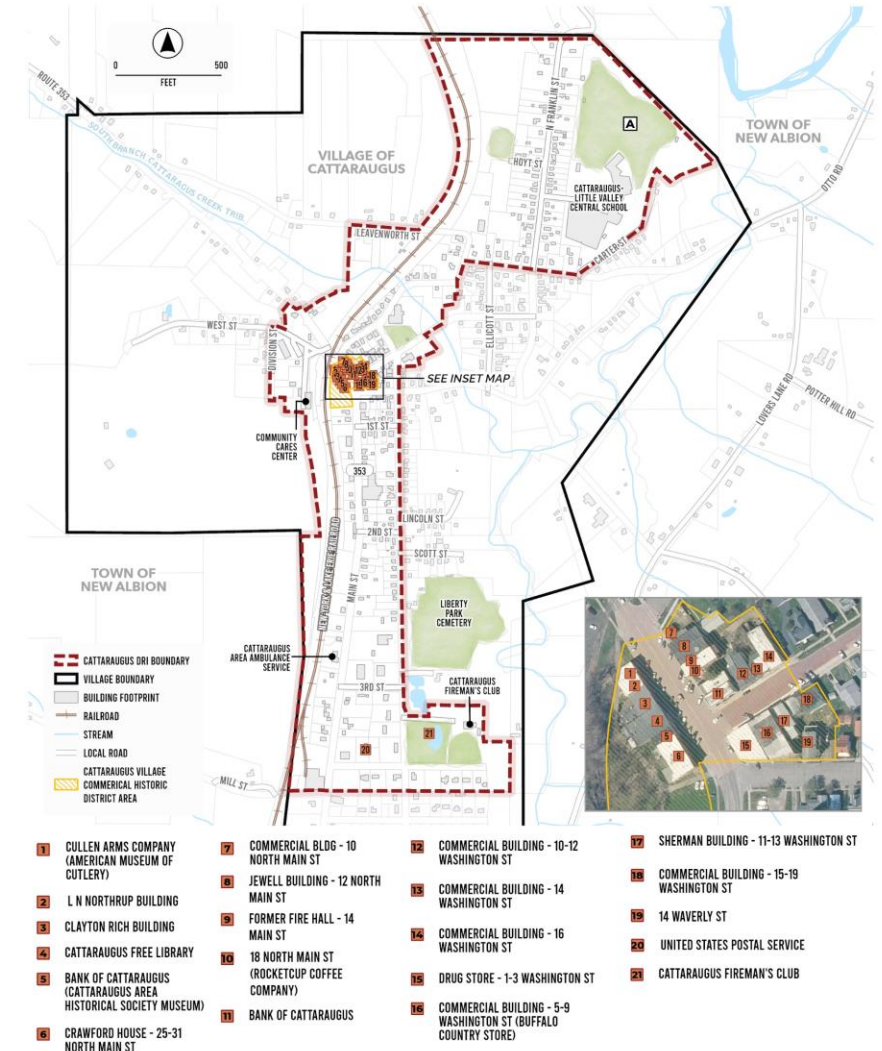
Comprehensive Plan update in the near future could address needed zoning upgrades.

Village of Cattaraugus Zoning Districts	Acres (%)
B-1: Village Business District	5.4 (2.3%)
B-2: Business Light Industrial District	26.2 (11.1%)
R-C: Residential Conservation District	149.6 (63.4%)
R-1: Village Residential District	55.0 (23.3 %)



Historic, Cultural, and Artistic Assets

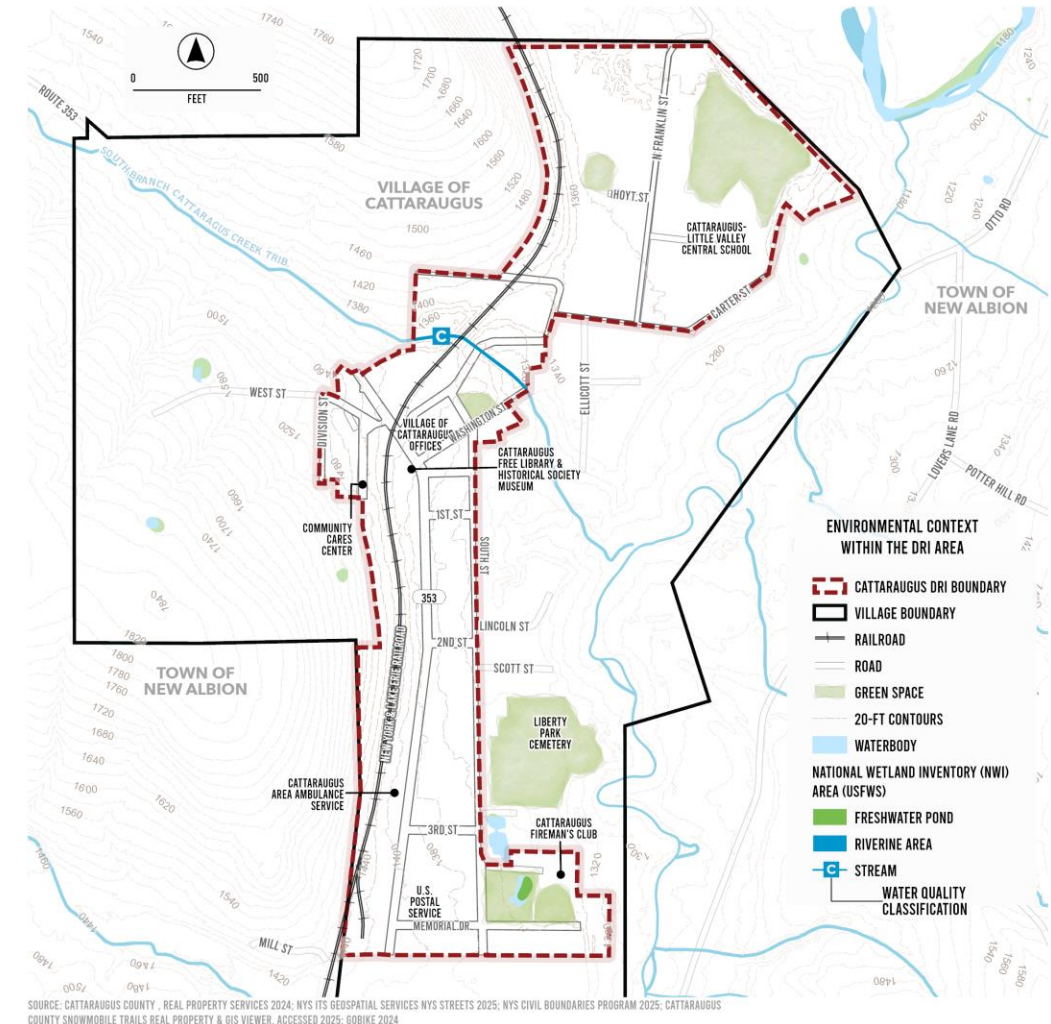
- **Historic Buildings Define Downtown's Identity:** offering rich architectural character that supports tourism, small business growth, and adaptive reuse opportunities.
- **Civic and Cultural Anchors:** like the library and historical society serve as trusted community hubs with strong potential for expanded programming and public gathering.
- **Rail Corridor and Rev Rail:** highlight the power of heritage tourism, turning industrial infrastructure into a unique economic and storytelling asset.
- **Art and Culture:** are untapped revitalization tools, with opportunities for murals, public art, and events to enhance vibrancy and community pride.



Environmental Context and Resilience



- **Scenic and Sensitive:** DRI nestled in a scenic but sensitive valley - steep slopes and limited flat land present a unique setting but also construction and stormwater management challenges.
- **Environmental Resources:** Stream corridors and wetlands offer dual potential—they shape the Village's natural identity while also offering space for trails, green buffers, and environmental education.
- **Natural Assets:** Southern DRI areas feature natural assets like ponds and open space, ideal for public access and reinforcing Cattaraugus's small-town charm.
- **Balance:** Future projects should balance development goals with ecological stewardship, prioritizing slope stability, water quality, and resilience.



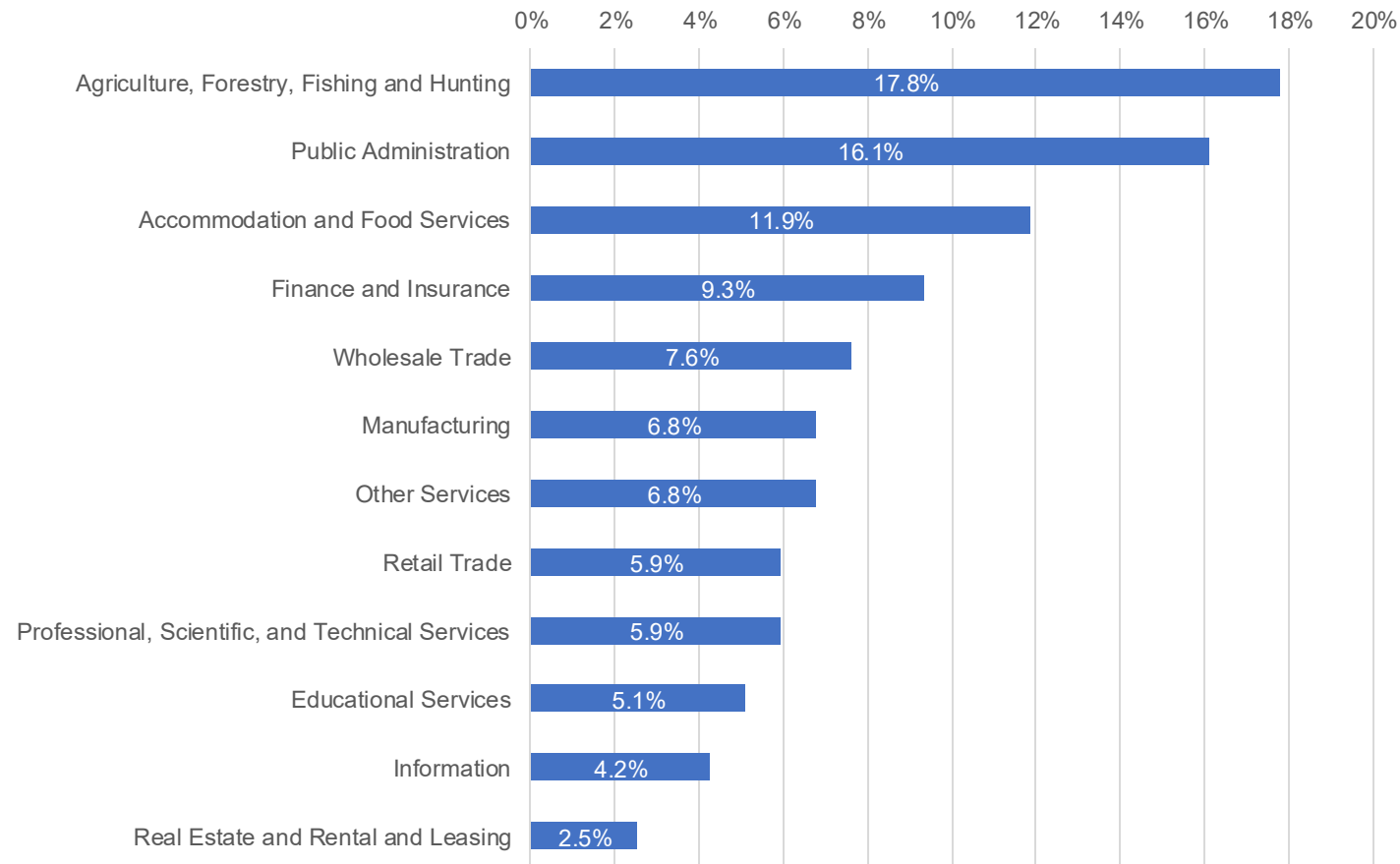
Village Industry Sectors



Agriculture, Forestry, Fishing and Hunting is the largest employment sector in the Village (18%) followed by Public Administration (16%), and Accommodation and Food Services (9%).

The Village's largest local employer is the Cattaraugus–Little Valley Central School district.

Study Area Largest Industries (2022)



County Industry Sectors

County Largest Industries (2022)

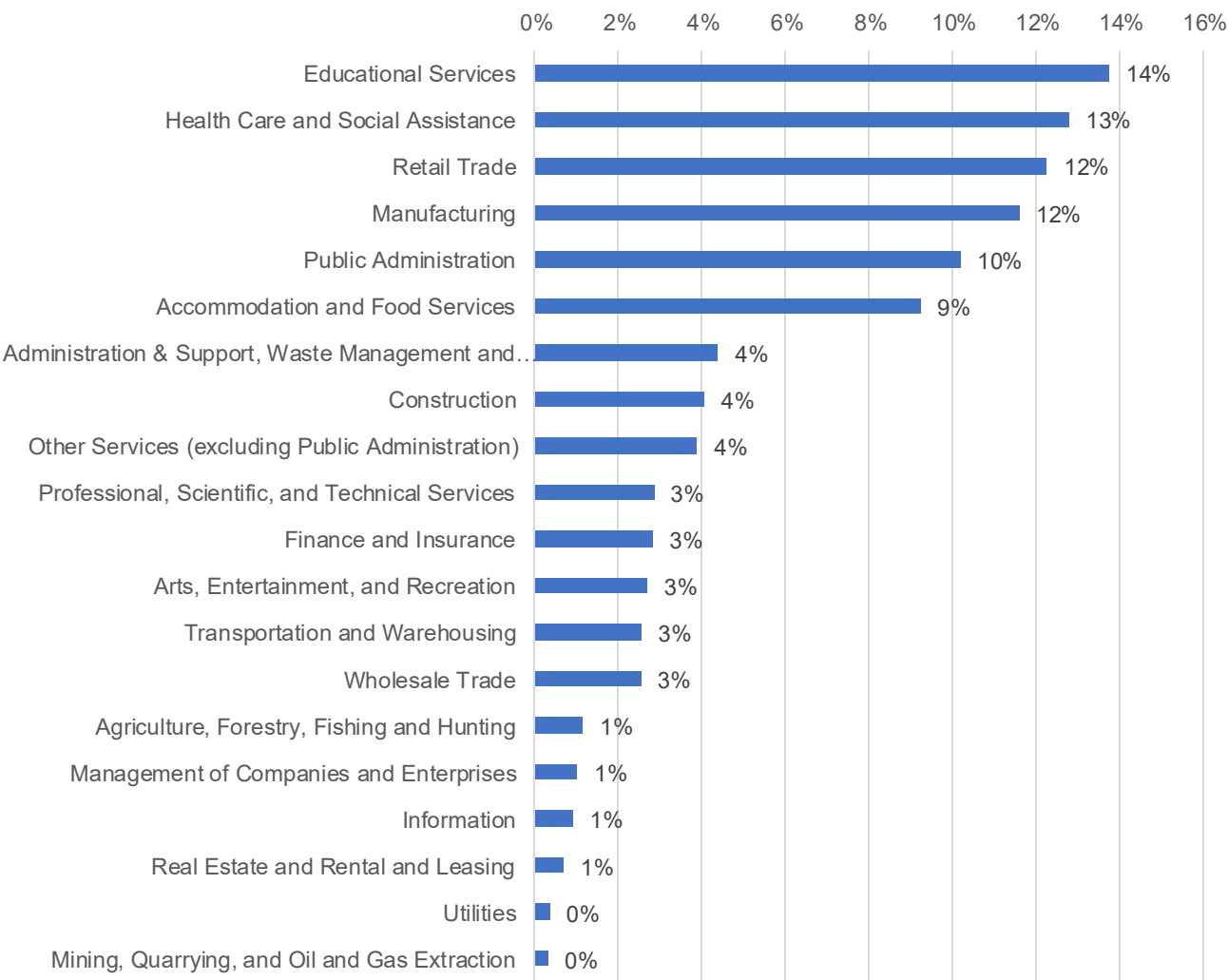


There are total of 30,576 jobs in the County. Educational Services is the largest employment sector in the County (14%) Health Care and Social Assistance (13%), and Retail Trade and Manufacturing (both 12%).

Across the County, employment is led by the education, health care, and manufacturing sectors. The most prominent single employers are BOCES, St. Bonaventure University, and Cutco Corporation¹.

Intandem (Cattaraugus-Niagara Counties Chapter of The Arc New York) employs about 1,000 people across disability-support, behavioral-health, and child-services programs.

¹ BOCES: Board of Cooperative Educational Services (career/tech education centers)
Cutco: American cutlery manufacturer



Source: U.S. Census, American Community Survey

County Economic & Workforce Development Context



- **Agri-food Manufacturing**
 - **Great Lakes Cheese** (Franklinville, 2022) – \$518 M investment creating 500 jobs; hiring 50 drivers and packaging technicians annually.
 - **Upstate Niagara Cooperative expansion** (Olean, 2024) – \$45 M dairy processing line, +60 jobs, strengthening local milk supply chain.
- **Advanced Manufacturing & Headquarters**
 - **Cutco Cutlery HQ & Factory** (Olean) – 1,000+ employees; R&D & visitor-experience wing breaking ground 2025.
 - **St. Bonaventure Innovation Center** (Allegany, 2025) – \$8 M NYSTAR grant for med-device start-ups.
- **Green Energy & Forestry**
 - **Alle-Catt Wind Farm** (2025) – 340 MW; \$40 M PILOT stream to towns & schools; partnership with BOCES for turbine-tech training.
 - **Empire Biochar** pilot (Little Valley, 2024) – valorizes forest residues; 15 skilled positions.
- **Outdoor Recreation & Tourism**
 - **RevRail Rail-Biking** (launched Spring 2025) – projecting 10,000 riders/yr
 - **Pat McGee Trail Extension** funded, connecting Village to Ellicottville ski cluster.
- **Downtown & Retail Momentum**
 - **Perky's Market** (2023) filled grocery gap; 8 jobs & SNAP access.
 - **Main Street DRI Façade Program** (July 2025) – 12 buildings, \$1.1 M investment, 25,000 sq. ft. rehabbed.
- **Workforce Pipelines**
 - **BOCES Ellicottville CTE Center** – new robotics & advanced-manufacturing tracks aligned with Cutco/GLC talent needs.
 - **SUNY JCC Olean** – health-tech certificates feeding regional hospitals.

Household Size and Income



Over the last 10 years, the Village increased in median household income (+37%)¹, reaching \$59,145 in 2023. It remained slightly higher than the County’s median household income of \$58,248.

Average household size has been growing in the Study Area (2.36 to 2.59), while it declined in the County over the same period (2.38 to 2.31).

The Village holds 1% of Cattaraugus County’s total housing units and has had a net loss of over 27 units (-6%) since 2013.

Avg Household Size (2023)

2.6
(+10% since 2013)

2.3
(-3% since 2013)

Total Housing Stock (2023)

Village
441
(-6% since 2013)

Cattaraugus
County
31,822
(-1% since 2013)

Home Value (2023)

\$109,400
(+35% since 2013)

\$73,100
(+8% since 2013)

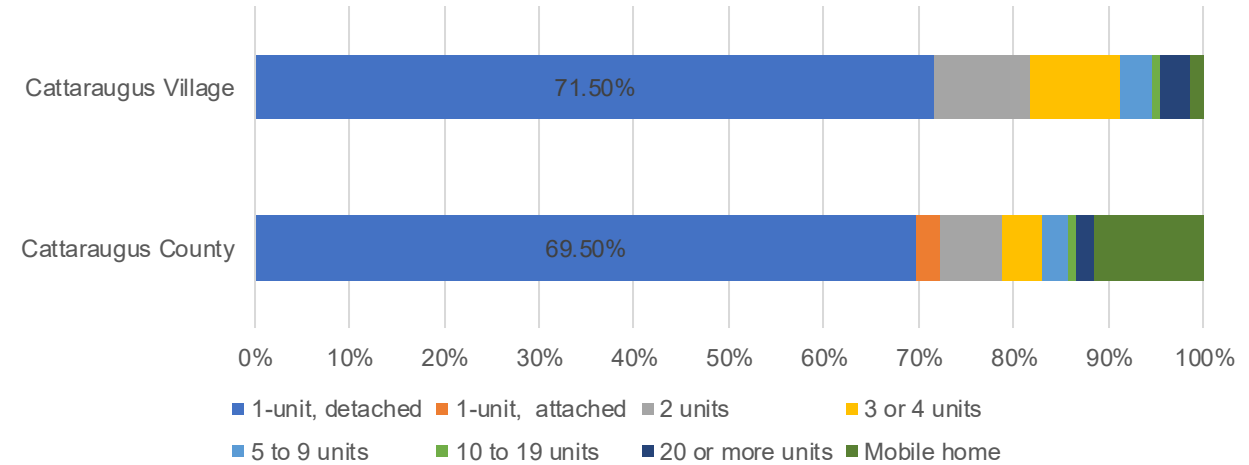
Household Stock and Tenure

Housing Stock (2023)

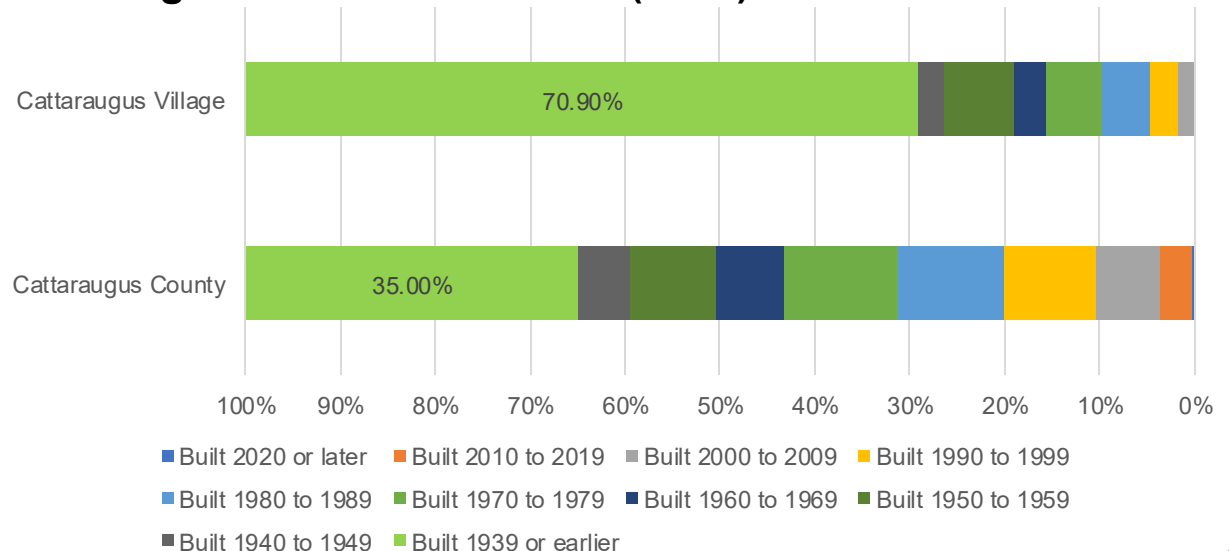


The Village's housing stock is aging (only 10% of units (52) have been built since 1989). There is a slightly bigger share of multifamily housing with more than 5 units (7%), compared to Cattaraugus County (6%).

There is a smaller proportion of owner-occupied units in the Village (68.3%) compared to Cattaraugus County at large (74.6%), and a larger share of renter-occupied units. From 2013-23, the Village saw an increase in its share of renter-occupied units (+4.3%).



Housing Year of Construction (2023)



Village

31.7%

(+4.3% points since 2013)

Cattaraugus
County

25.4%

(-2.7% points since 2013)

Multifamily Market

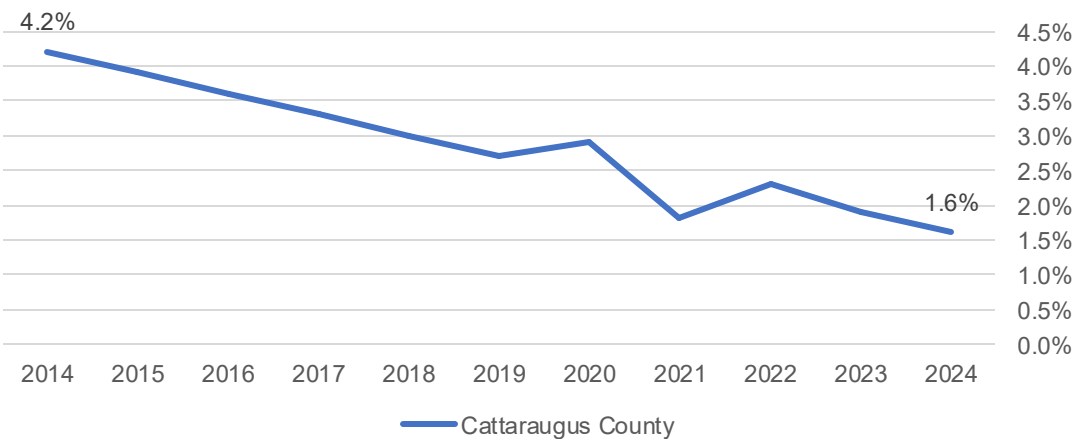


Multifamily rents in Cattaraugus County, as estimated by CoStar, have been stable over the decade, trending upwards slightly from \$0.99 to \$1.17.

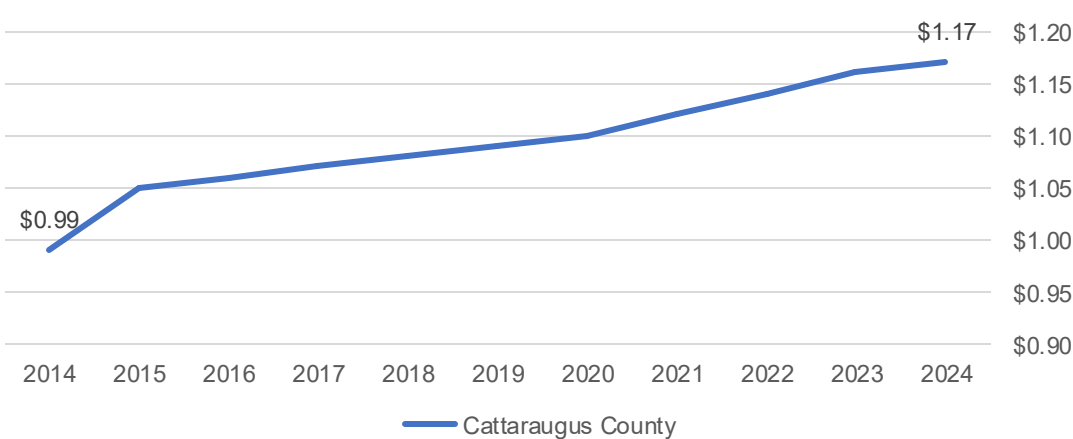
Between 2014 and 2024, multifamily vacancy rates in the County have steadily decreased from 4.2% to 1.6%.

	Inventory Buildings (2024)	Inventory SF (2024)	Asking Rent per SF (2024)	Vacancy Rate (2024)
Study Area	2	1,300	-	-
Cattaraugus County	114	85,044	\$1.17	1.6%

Multifamily Vacancy (2014-2024)



Multifamily Rent (2014-2024)



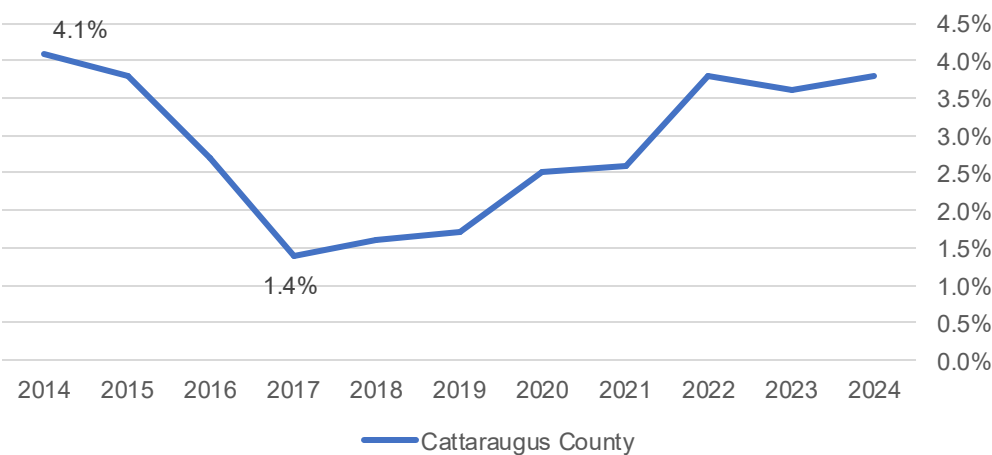
Retail Market



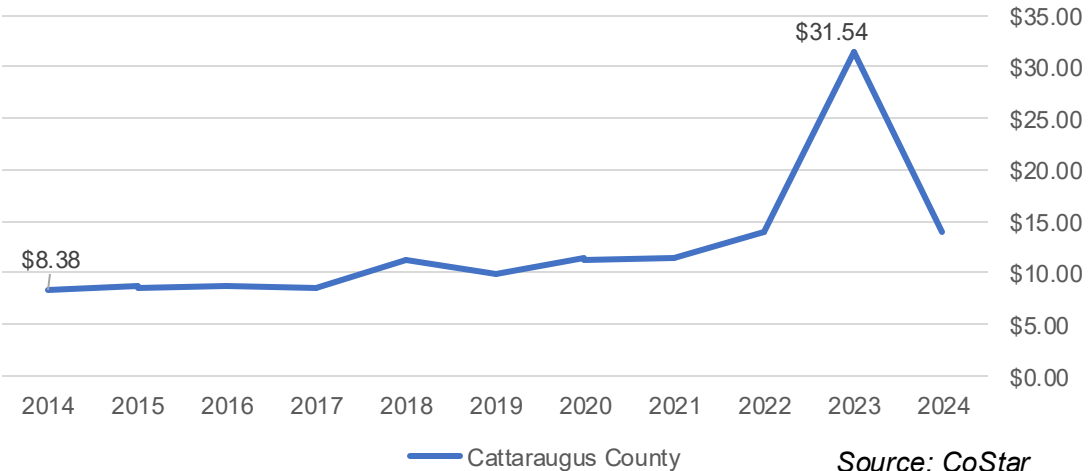
The retail market in the Village comprises largely food establishments. Retail rents in Cattaraugus County experienced a spike in 2023, reaching over \$30/SF, before falling back to approximately \$15/SF in 2024—still higher than pre-2022 levels. Meanwhile, vacancy rates have remained relatively low and stable, fluctuating between 1% and 4% over the past decade.

	Inventory Buildings (2024)	Inventory SF (2024)	Net Rent per SF (2024)	Vacancy Rate (2024)
Village	6	28,702	-	-
Cattaraugus County	496	4,576,154	\$14.00	3.8%

Retail Vacancy (2014-2024)



Retail Rent (2014-2024)



Office Market

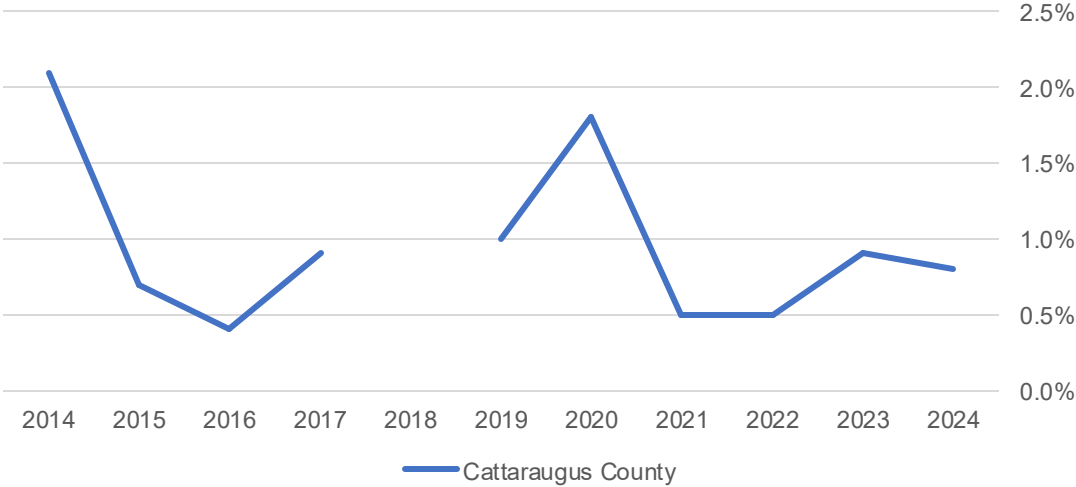


Cattaraugus County’s office market’s net rents have remained relatively modest, hovering between \$10 and \$14 per SF since 2014, peaking in 2018 at \$16.50/SF. Vacancy has consistently been very low—below 1% since 2020.

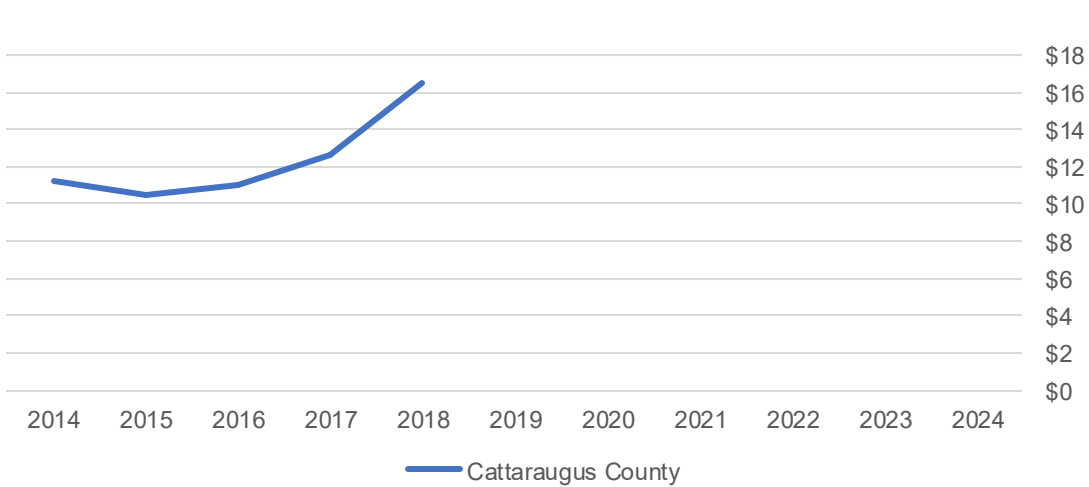
	Inventory Buildings (2024)	Inventory SF (2024)	Net Rent per SF (2024)	Vacancy Rate (2024)
Cattaraugus County	92	2,069,276	-	0.8%

Source: CoStar, 2024

Office Vacancy (2014-2024)



Office Rent (2014-2024)



Key Observations



- **Walkable and Historic Core Offers Strong Foundation:** The compact, historically rich Village downtown supports catalytic investment in adaptive reuse, mobility upgrades, and vibrant public spaces.
- **Main Street Anchors Civic and Cultural Life:** Institutions like the library and museum are centrally located, reinforcing Main Street as a natural focal point for revitalization.
- **Aging Buildings Create Mixed-Use Opportunity:** Underutilized but structurally sound buildings offer high potential for upper-floor housing, commercial reuse, and architectural preservation.
- **Vacant Sites Are Redevelopment-Ready:** Well-distributed vacant parcels are easily accessible and well-positioned for infill housing, new business development, or public realm enhancements.

Key Observations



- **Youthful Demographics Signal Future Potential:** A higher-than-average share of residents under 19 suggests strong demand for youth services, workforce pathways, and family-friendly spaces.
- **Housing is Affordable but Needs Upgrades:** High vacancy, pre-1940 homes, and low reinvestment levels support the case for housing rehab, upper-floor conversions, and infill strategies.
- **Zoning is Evolving Toward Greater Flexibility:** Recent overlays and B-1 expansions show progress, but further updates are needed to support integrated civic, residential, and commercial uses.
- **Layered Investments Will Maximize Impact:** The Village's physical and social assets are deeply interconnected—making coordinated investments in housing and infrastructure will be transformative.

Key Observations



- **Shrinking, aging housing stock.** While the population increased since 2013 the Village has lost 27 units (-6%) and only 10% of homes were built after 1989; the renter share has risen 4.3 points, signaling limited new supply and reliance on older units.
- **Narrower job base, higher unemployment.** Agriculture (18%) and public administration (16%) dominate employment, but the Village's 2023 unemployment rate is 9%, nearly double the county's 5%, illustrating the need for broader economic development.
- **Consistently tight real-estate markets.** Countywide multifamily vacancy fell from 4.2% to 1.6% between 2014-24, retail vacancy has hovered between 1-4% despite rent volatility, and office vacancy has stayed below 1% since 2020, signaling scarce space across property types.

Project Evaluation



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Does the Project Align with the Vision Statement?



The Village of Cattaraugus envisions a vibrant, walkable downtown that celebrates our historic red-brick charm, natural beauty, and deep-rooted cultural heritage. By honoring our industrial rail legacy and connecting it to outdoor recreation and regional trail networks, we will create a dynamic destination for dining, lodging, and community events. This transformation will spark economic growth, expand housing options, create jobs, support our youth, and inspire a new generation of residents to call Cattaraugus home.



Are there any changes you would make to finalize the recommended DRI Vision Statement?

Does the Project Align with the Goals?



1. Attract new businesses while supporting existing businesses to create and retain high quality jobs
2. Provide more recreational and community gathering places
3. Improve access to essential services and affordable housing
4. Increase walkability, bikeability, and accessibility of the downtown area
5. Preserve and cultivate the Village's small-town heritage, character, and charm

Does the Project Align with the Statewide DRI Program Goals?



Create an active downtown with a mix of uses



Enhance downtown living and quality of life



Provide diverse employment opportunities for a variety of skill sets and salary levels



Create diverse housing options for all income levels



Provide enhanced public spaces that serve those of all ages and abilities



Encourage the reduction of greenhouse gas emissions



Grow the local property tax base

Does the Project Align with the WNY Regional Economic Development Council Strategies?



IMPLEMENT SMART GROWTH

GOAL: Revitalize our region to attract and accommodate a skilled workforce, entrepreneurs and visitors.

STRATEGIES:

Catalyze private investment in our downtowns, village centers and walkable commercial corridors.

Support revitalization of community anchors, waterfront areas and tourism assets.

Invest in infrastructure and resources that connect our region, its people to jobs and training, and its assets and attractions.

Coordinate investments with existing planning and local capacity to maximize sustainability.



FOSTER A CULTURE OF ENTREPRENEURSHIP

GOAL: Cultivate and strengthen all entrepreneurs in all stages of firm growth.

STRATEGIES:

Grow and connect supports for all entrepreneurs.

Build a more diverse and consistent entrepreneurial pipeline.

Foster and promote a regional culture of entrepreneurship.

Innovate existing ventures to promote competitiveness and growth.



PREPARE OUR WORKFORCE

GOAL: Build an inclusive workforce that meets the needs of job seekers and creates a reliable and inclusive talent pipeline for employers.

STRATEGIES:

Focus on the right training.

Diversify the workforce.

Fuel the talent pipeline.

Strengthen our regional workforce ecosystem.

Is the Project Consistent with the State Evaluation Criteria?



- **Catalytic Effect.** The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the DRI community.
- **Project Readiness.** The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the DRI area
- **Cost Effectiveness.** Investment of DRI/NYF funds in the project would represent an effective and efficient use of public resources.
- **Co-Benefits.** The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.

Is the Project Consistent with the Local Evaluation Criteria?



- **Community and Economic Benefits.** The project provides opportunities and benefits to the community as a whole.
- **Catalytic Effect.** The project has the potential to attract businesses, residents, visitors, and investment.
- **Estimated Job Growth and Retention.** The project preserves and expands employment opportunities.
- **Capacity of Responsible Parties to Implement the Project.** The project sponsor has the ability to complete the project as proposed
- **Need for DRI Funds to Make the Project Feasible.** The project cannot be completed without DRI funding

Project Evaluations

LPC Evaluations

- Draft project profiles and objective consultant evaluations provided for reference
- Findings of Downtown Profile and Assessment
- Results of public survey

Consultant Evaluations

- Objective evaluation of draft project profiles using LPC evaluation criteria
- Provided to LPC to inform LPC's individual evaluations

Public Feedback

- Accepted through the end of August
- Feedback from Public Workshop #2 on August 21
- Online Project Feedback Form



Dunkirk DRI LPC Project Evaluation Form

Please complete the Dunkirk DRI Project Evaluation Form for each of the 24 projects proposed for DRI funding.

There are five questions for each project. Each project takes roughly five minutes to evaluate. Please expect to spend about two hours to complete your evaluations for all 24 projects.

If you are signed into a Google account, your responses will save automatically in the form, meaning that your progress will be saved if you wish to close the form and return at a later time.

Dunkirk DRI Project Feedback Form

Formulario en Español: <https://www.surveymonkey.com/r/DunkirkFormulario>

Background: The City of Dunkirk is the recipient of \$10 million in funding through New York State's Downtown Revitalization Initiative (DRI). The funds will be awarded to eligible public, private, and nonprofit projects that have the highest potential to transform downtown Dunkirk. An Open Call for Projects was held between June 13, 2023 and July 21, 2023 to receive proposals from project sponsors. The City's Local Planning Committee (LPC) is currently evaluating these proposals and looking for input from the public on each project submitted for funding consideration. The LPC will submit its final funding recommendations to New York State in November as part of a Strategic Investment Plan. Dunkirk's LPC is asking the public to help inform the process by completing this project feedback form.

Instructions: Please review each of the 24 projects on the following pages and let us know what you think. The process should take approximately 25-30 minutes to complete. The order of the projects has been randomized for each respondent.

Below is some introductory information to remind you of the vision and goals of the DRI.

Vision: Downtown Dunkirk will harness the powerful connection with Lake Erie as a wave of energy to activate the waterfront and downtown area with private investment to enhance business opportunities and activities for residents and visitors. Downtown Dunkirk will be a year-round destination that is welcoming, attractive, livable, walkable, and sustainable. The Dunkirk DRI will build on our unique diversity, history, and natural environment to provide opportunity and high quality of life for people of all ages and ethnic backgrounds.

Goals:

1. Attract new investment and facilitate business development in Downtown Dunkirk and the Waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents
2. Reverse the trend of vacancies in Downtown Dunkirk and create a robust environment for rehabilitation of historic downtown buildings
3. Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas through capital investments

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Proposed Projects



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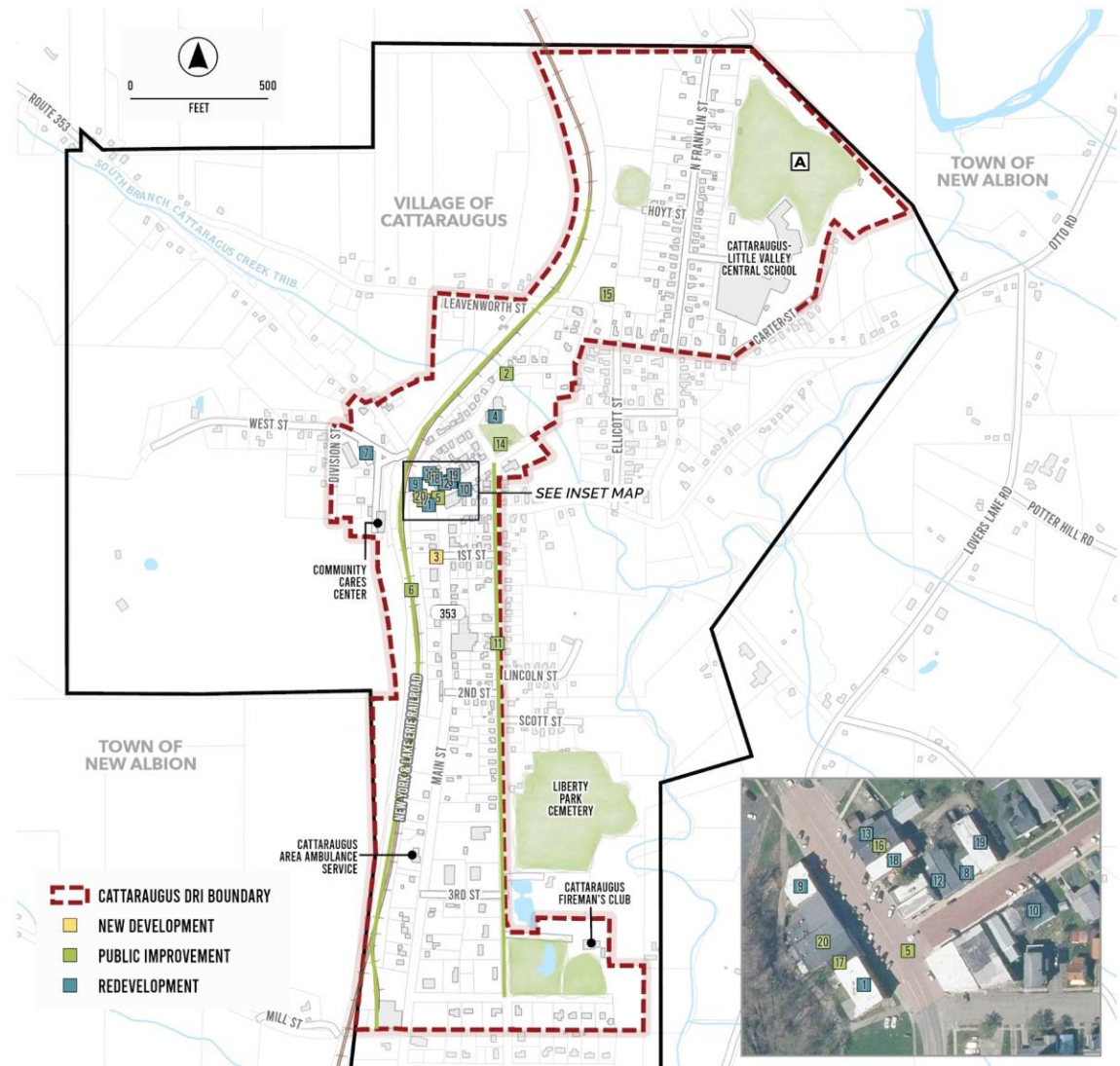
NY Forward

Project Submission Overview



- Project Applications Received: 20
- Total DRI Request: \$ 20.0 M
- Total Project Cost: \$ 36.2 M
- Project Types:
 - 8 Public Improvement Projects
 - 1 New Development Project
 - 11 Redevelopment/Renovation of Existing Buildings
 - 4 Small Project Fund Interest Forms

Project Location Map



- | | | | |
|---|--------------------------------------|--|---|
| 1 RESTORE AND EXPAND THE CRAWFORD HOTEL | 7 REDEVELOP 1 MILL STREET | 12 RENOVATE 12 WASHINGTON STREET | 17 REPAIR THE VILLAGE MUSEUM |
| 2 RECONSTRUCT THE JEFFERSON STREET BRIDGE | 8 REDEVELOP THE PALACE THEATRE | 13 RENOVATE 12 MAIN STREET | 18 UPGRADE ROCKETCUP COFFEE COMPANY |
| 3 DEVELOP THE ONE MAIN STREET EVENT SPACE | 9 RENOVATE THE LARKIN BUILDING | 14 ENHANCE GREENSPACE ON WASHINGTON STREET | 19 RENOVATE 16 WASHINGTON STREET |
| 4 CONVERT THE FORMER SCHOOL TO APARTMENTS | 10 RENOVATE 17-19 WASHINGTON STREET | 15 EXPAND THE VILLAGE DPW BUILDING | 20 IMPROVE ACCESSIBILITY AT THE LIBRARY |
| 5 IMPROVE DOWNTOWN ACCESSIBILITY | 11 CONSTRUCT A TRAIL ON SOUTH STREET | 16 REPAIR VILLAGE HALL | |
| 6 EXTEND THE PAT MCGEE TRAIL | | | |

SOURCE: CATTARAUGUS COUNTY, REAL PROPERTY SERVICES 2024; NYS ITS GEOSPATIAL SERVICES NYS STREETS 2025; NYS CIVIL BOUNDARIES PROGRAM 2025; NYS CULTURAL RESOURCE INFORMATION SYSTEM (CRIS), ACCESSED JULY 2025; NATIONAL REGISTER OF HISTORIC PLACES 2025; NYS ITS GEOSPATIAL SERVICES, WESTCHESTER COUNTY GIS

Project Submissions



Project Title		Sponsor	Total Cost	DRI Funding	% DRI Funding
1	Restore and Expand the Crawford Hotel	Historic Cattaraugus Corp.	\$12,177,942	\$4,200,000	34%
2	Reconstruct the Jefferson Street Bridge	Town of New Albion	\$2,399,250	\$2,399,250	100%
3	Develop the One Main Street Community Event Space	Historic Cattaraugus Corp.	\$2,634,407	\$2,374,407	90%
4	Convert the Former School to Apartments	Peak Dev. Partners	\$7,750,000	\$2,000,000	26%
5	Improve Downtown Accessibility	Village of Cattaraugus	\$1,770,000	\$1,770,000	100%
6	Extend the Pat McGee Trail	Cattaraugus County IDA	\$1,505,400	\$1,505,400	100%
7	Redevelop 1 Mill Street	Mill Street Market, Inc.	\$3,000,000	\$1,500,000	50%
8	Restore the Palace Theatre	Historic Cattaraugus Corp.	\$976,000	\$976,000	100%
9	Renovate the Larkin Building	Historic Cattaraugus Corp.	\$510,890	\$510,890	100%
10	Redevelop 17-19 Washington Street	Ulinger Realty	\$550,000	\$400,000	73%
11	Construct a New Walking/Biking Path on South Street	Village of Cattaraugus	\$423,000	\$371,000	88%

Project Submissions



Project Title		Sponsor	Total Cost	DRI Funding	% DRI Funding
12	Redevelop 12 Washington Street	LLC to be formed	\$475,000	\$356,000	75%
13	Rehabilitate 12 Main Street	Historic Cattaraugus Corp.	\$288,471	\$288,471	100%
14	Enhance Greenspace on Washington Street	Village of Cattaraugus	\$245,000	\$245,000	100%
15	Expand the Village DPW Building	Village of Cattaraugus	\$240,000	\$240,000	100%
16	Repair Village Hall	Village of Cattaraugus	\$237,000	\$237,000	100%
17	Repair the Cattaraugus Historical Society Museum	Village of Cattaraugus	\$177,000	\$177,000	100%
18	Upgrade and Expand RocketCup Coffee Company	RocketCup Coffee Co.	\$220,081	\$165,061	75%
19	Renovate 16 Washington Street	Bank of Cattaraugus	\$194,440	\$145,830	75%
20	Expand Access to the Library	Cattaraugus Free Library	\$401,976	\$105,426	26%
		TOTAL:	\$36,175,857	\$19,966,735	

Restore and Expand the Crawford Hotel by Creating a New Boutique Hotel and Amenities



Applicant: Historic Cattaraugus Corporation

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Fully restore the Crawford Hotel to house 26 boutique hotel rooms, a restaurant, bar, meeting rooms, and event spaces. Includes redevelopment of all four existing floors and construction of new building addition.

Location: 25-55 Main Street

DRI Request/Total Cost: \$4,200,000/\$12,177,942 (34% DRI)



Repair the Jefferson Street Bridge to Reopen Vital Access to the Village



Applicant: Town of New Albion

Project Type: Public Improvement

Description: Repair the existing bridge, replace an existing 13.5' x 17' x 30' culvert, reconstruct wingwalls, and stabilize the surrounding impacted area.

Location: Jefferson Street Bridge and culvert

DRI Request/Total Cost: \$2,399,250/\$2,399,250 (100% DRI)



**FULLY
FORMED**

Develop the One Main Street Community Event Space



Applicant: Historic Cattaraugus Corporation

Project Type: New Development

Description: Transform the underutilized, 4.5-acre lot into a public attraction featuring a hub for rail bikes, an amphitheater, a year-round pavilion, farmers market, and market shops.

Location: 1 Main Street

DRI Request/Total Cost: \$2,374,407/\$2,634,407 (90% DRI)



**FULLY
FORMED**

Convert the Former School to Apartments



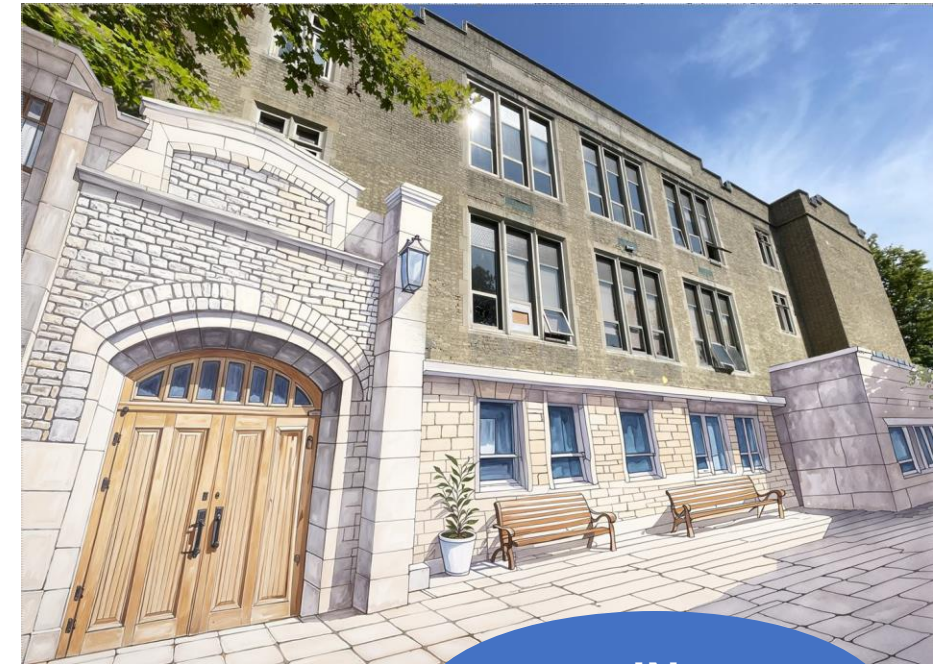
Applicant: Peak Development Partners

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Convert the former school into approximately 20 one-and two-bedroom affordable housing units with storage, laundry, and exercise facilities for residents.

Location: 51 Washington Street

DRI Request/Total Cost: \$2,000,000/\$7,750,000 (26% DRI)



**IN
FORMATION**

Improve Downtown Accessibility



Applicant: Village of Cattaraugus

Project Type: Public Improvement

Description: Replace the bricks along Washington Street, create a fire lane along East Alley to support Main Street businesses, and provide pedestrian amenities along Main Street.

Location: Main Street from West Street to Third Street and Washington Street from Main Street to South Street

DRI Request/Total Cost: \$1,770,00/\$1,770,000 (100% DRI)



IN
FORMATION

Extend the Pat McGee Trail



Applicant: Cattaraugus County IDA

Project Type: Public Improvement

Description: Extend the existing Pat McGee Trail into the Village of Cattaraugus by creating 1.5 miles of shared-use trail, two new trailheads, three new crosswalks, and repairing necessary drainage.

Location: Railbed right of way from Setterstix to Hoyt Field

DRI Request/Total Cost: \$1,505,400/\$1,505,400 (100% DRI)



**FULLY
FORMED**

Redevelop 1 Mill Street into a Mix of Residential and Commercial Uses



Applicant: Mill Street Market, Inc.

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop the existing 12,000 sq. ft. former railroad depot into a mixed-use space including a brewery, small retail shops, and apartments.

Location: 1 Mill Street

DRI Request/Total Cost: \$1,500,000/\$3,000,000 (50% DRI)



**FULLY
FORMED**

Restore the Palace Theater to Create Cultural and Community Event Space



Applicant: Historic Cattaraugus Corporation

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Restore the historic Palace Theatre by turning it into a year-round multi-use cultural and community event space.

Location: 14 Washington Street

DRI Request/Total Cost: \$976,000/\$976,000 (100% DRI)



**FULLY
FORMED**

Renovate the Larkin Building to House a Mix of Uses



Applicant: Historic Cattaraugus Corporation

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Renovate the Larkin Building into a mix of uses including 1,200 sq. ft. of commercial space on the first floor and a 1,200 sq. ft. two-bedroom apartment on the second floor.

Location: 11-13 Main Street

DRI Request/Total Cost: \$510,890/\$510,890 (100% DRI)



**FULLY
FORMED**

Redevelop 17-19 Washington Street to House Apartments and Retail Space



Applicant: Ulinger Realty

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform the building into a mixed-use development featuring two apartments on the second floor and a retail space for Ulinger's Maple Farm on the first floor.

Location: 17-19 Washington Street

DRI Request/Total Cost: \$400,000/\$550,000 (73% DRI)



**FULLY
FORMED**

Construct a New Walking and Bicycle Path on South Street to Improve Connectivity



Applicant: Village of Cattaraugus

Project Type: Public Improvement

Description: Expand and improve the critical pedestrian corridor along the west side of South Street to create a continuous, ADA-compliant walking and bicycle path to improve safety, accessibility, connectivity, and community wellness.

Location: South Street from Washington Street to Memorial Drive

DRI Request/Total Cost: \$371,000/\$423,000 (88% DRI)



**FULLY
FORMED**

Redevelop 12 Washington Street to House a Mix of Uses



Applicant: LLC to be formed

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop the vacant building into a restaurant and community room/office space on the first floor and apartment on the second floor.

Location: 12 Washington Street

DRI Request/Total Cost: \$356,000/\$475,000 (75% DRI)



IN
FORMATION

Rehabilitate 12 Main Street to Support Residential and Commercial Uses



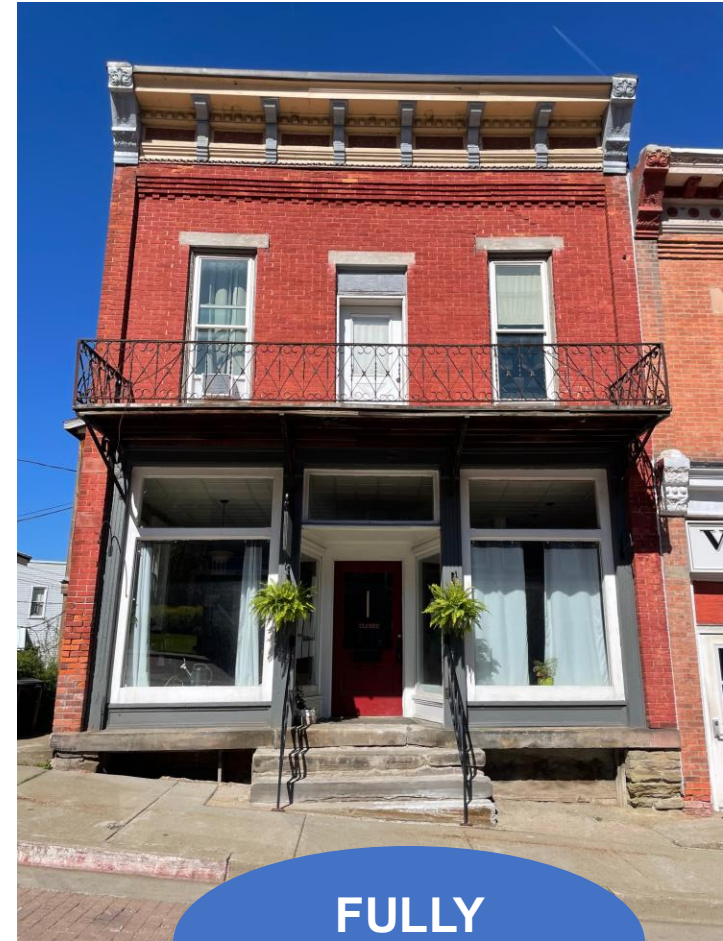
Applicant: Historic Cattaraugus Corporation

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Renovate the mixed-used building including structural repair and stabilization. The exterior front stairs will be replaced and made handicap accessible and the balcony will be rebuilt.

Location: 12 Main Street

DRI Request/Total Cost: \$288,471/\$288,471 (100% DRI)



**FULLY
FORMED**

Enhance Greenspace on Washington Street



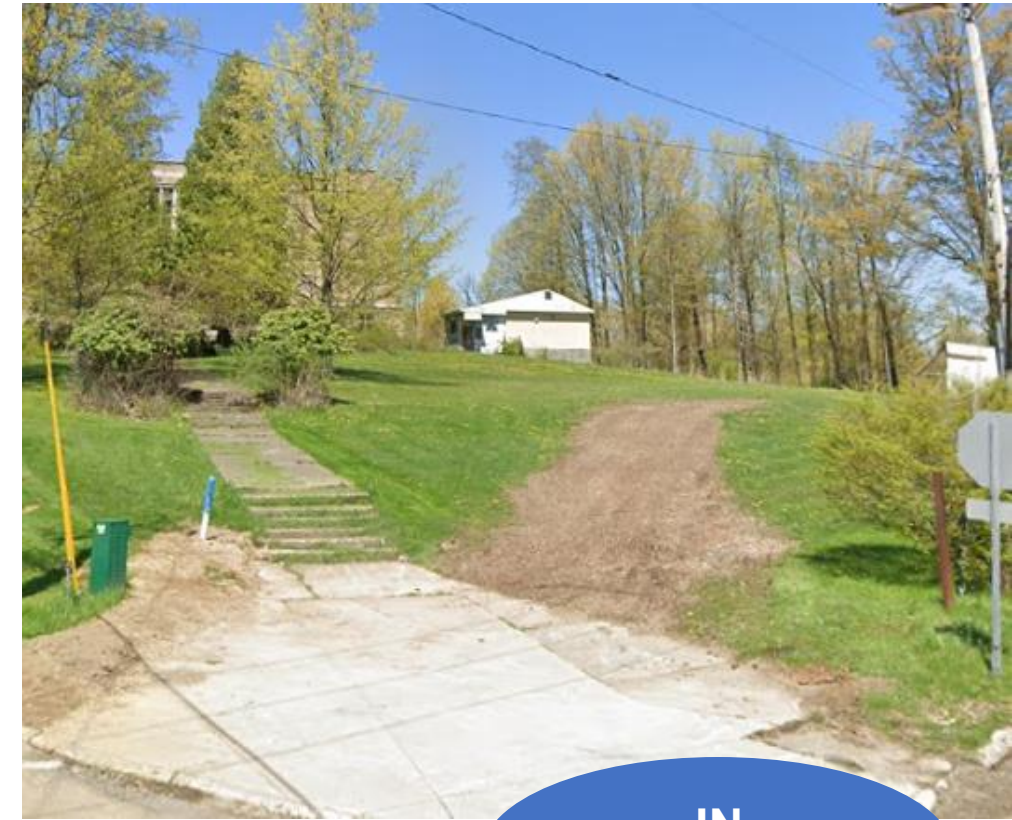
Applicant: Village of Cattaraugus

Project Type: Public Improvement

Description: Improve Village-owned greenspace by adding a gazebo, new walkways, a picnic area, seating, and lighting.

Location: 54 Washington Street

DRI Request/Total Cost: \$245,000/\$245,000 (100% DRI)



IN
FORMATION

Expand the Village DPW Building



Applicant: Village of Cattaraugus

Project Type: Public Improvement

Description: Expand the Department of Public Works facility to address critical space, accessibility, and operational needs for public works and municipal functions.

Location: 9 Leavenworth Street

DRI Request/Total Cost: \$240,000/\$240,000 (100% DRI)



**IN
FORMATION**

Repair Village Hall



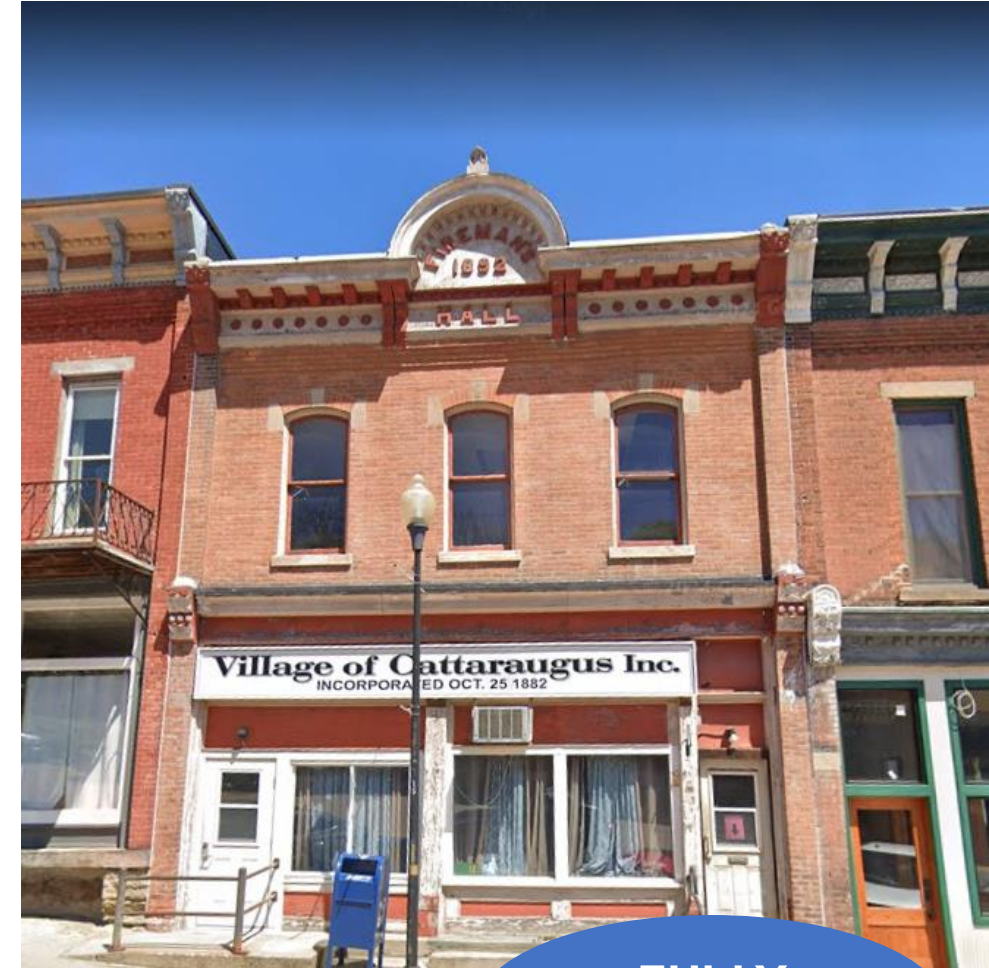
Applicant: Village of Cattaraugus

Project Type: Public Improvement

Description: Repair Village Hall, including structural stabilization and rear wall reconstruction, façade restoration, and roof replacement and drainage improvements.

Location: 14 Main Street

DRI Request/Total Cost: \$237,000/\$237,000 (100% DRI)



**FULLY
FORMED**

Repair the Cattaraugus Area Historical Society Museum



Applicant: Village of Cattaraugus

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Rehabilitate the historic masonry building through roof and window replacement, repairing brick masonry, and repainting the building's front façade.

Location: 23 Main St.

DRI Request/Total Cost: \$177,000/177,000 (100% DRI)



**FULLY
FORMED**

Upgrade and Expand RocketCup Coffee Company



Applicant: RocketCup Coffee

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Upgrade and expand RocketCup Coffee with new equipment to support streamlined production and investments in visitor engagement including a curated roastery tour with interpretive displays, exterior signage, and a large mural to serve as a visual landmark on Main Street.

Location: 18 Main Street

DRI Request/Total Cost: \$165,061/\$220,081 (75% DRI)



**FULLY
FORMED**

Renovate 16 Washington Street to Support Commercial Uses



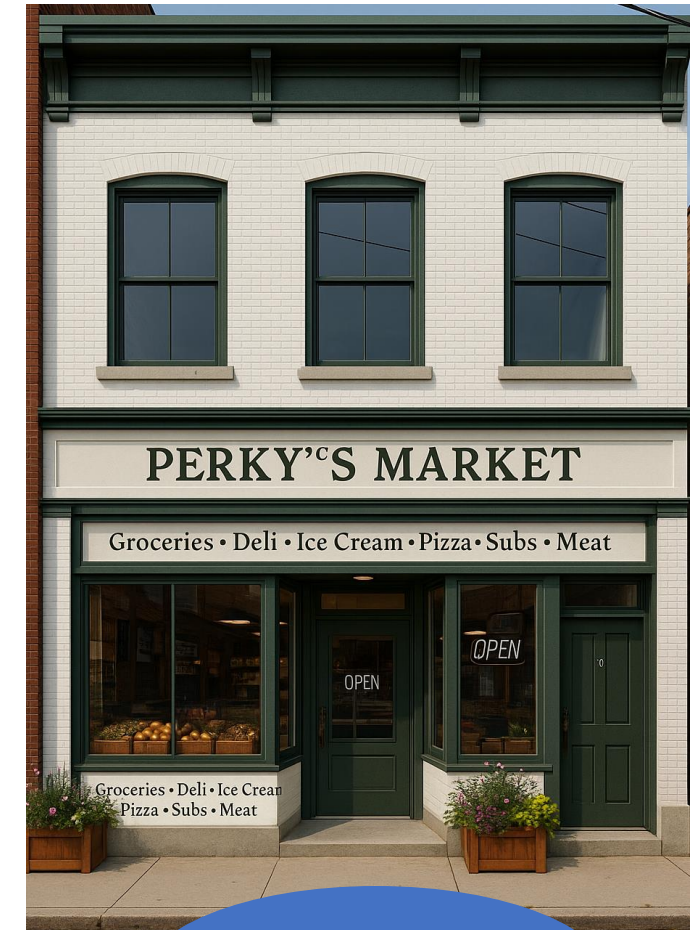
Applicant: Bank of Cattaraugus

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Renovate the building housing Perky's Market to improve curb appeal including window replacements, façade painting, and conversion of lighting to LED.

Location: 16 Washington Street

DRI Request/Total Cost: \$145,830/\$194,440 (75% DRI)



**FULLY
FORMED**

Expand Access to the Library by Constructing an Elevator



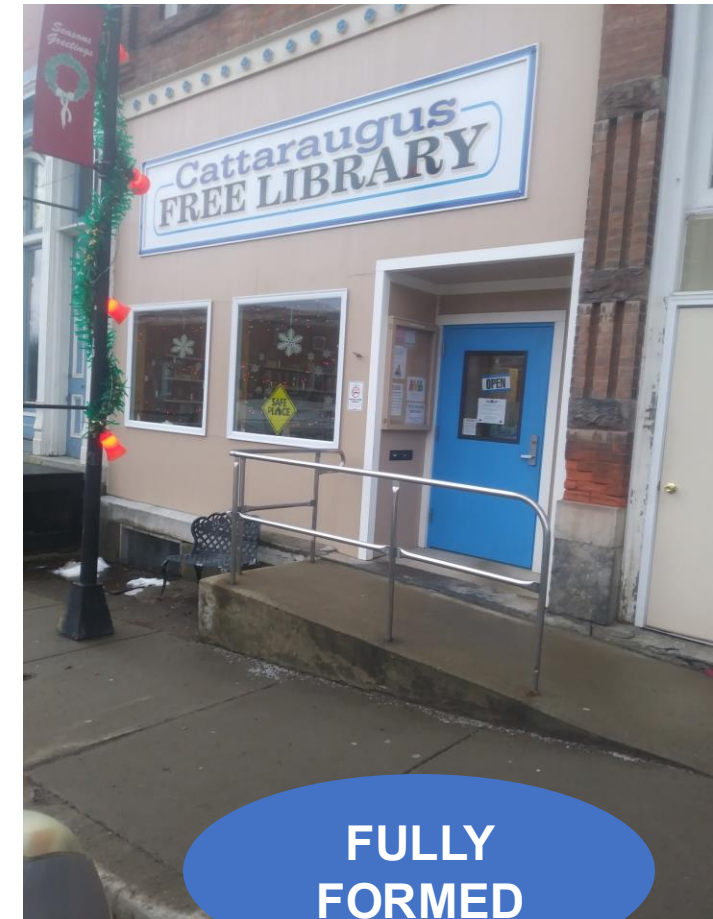
Applicant: Cattaraugus Free Library

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Construct an elevator to provide ADA access to the second floor of the library, supporting the library's second floor expansion efforts.

Location: 21 Main Street

DRI Request/Total Cost: \$105,426/\$401,976 (26% DRI)



Create a Small Project Fund



- **Eligible activities:** Interior and exterior building renovations, capital equipment, public art, soft costs
- **Ineligible activities:** Property acquisition, deferred maintenance or general repairs, working capital, landscaping, parking lot improvements, improvements to municipally owned buildings, and labor by grantee, relatives, or staff
- **Small Project Fund Size**
 - Total fund of up to \$600,000
 - Matching requirement of at least 25%
- **Letters of interest for the Small Project Fund were received from:**

Project Title	Sponsor	Total Cost	DRI Funding	% DRI
9 Main St Façade Improvements	Colleen Young	\$7,426	\$5,570	75%
Perky's Market Enhancements	Perky's Market	\$67,500	\$67,500	100%
26 Mill St Upgrades	Saving Grace	\$120,000	\$50,000	42%
Trading Post South Upgrades	Saving Grace	\$50,000	\$50,000	100%

Project Discussion



- Are there any projects that should be removed from consideration (not included in the plan) because they are not a community priority?
- Are there any priority projects that should be included in the plan but recommended for other funding because they are not ready, are a lower priority, or do not pertain directly to downtown revitalization?
- Should a Small Project Fund be created to fund smaller building renovation and business improvement projects?
- Are there any projects that are not transformational (i.e. do not create or attract new uses) that are better suited for the Small Project Fund?

Next Steps



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Upcoming Meetings



- **August 21:** Public Workshop #2
Purpose: Obtain public feedback on proposed projects
- **September 10:** LPC Meeting #4
Purpose: Review additional info on proposed projects and discuss evaluation process
- **October 15:** LPC Meeting #5
Purpose: Discuss evaluations and develop preliminary slate of recommended projects
- **November 5:** LPC Meeting #6
Purpose: Finalize and vote on slate of recommended projects



Upcoming Engagement Opportunities

- Pop-up at Community Picnic, August 16
- Public Workshop #2, August 21 at Fireman's Club
- Project Feedback Form (Open August 21 to October 3)
- Cattaraugus DRI Website: www.CattaraugusDRI.com
- Social media "Cattaraugus Downtown Revitalization Initiative" on Facebook



Public Comment



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