



## Railroad Museum of the Niagara Frontier Improvement Project

**DRI FUNDING REQUEST:**  
\$470,000

**TOTAL PROJECT COST:**  
\$470,000

**PROJECT OWNER/SPONSOR:**  
NIAGARA FRONTIER  
CHAPTER (NRHS,  
INC.)

**PROJECT LOCATION OR ADDRESS:**  
111 AND 152  
OLIVER STREET

**Project Aligns with the  
Following Local Plans:**

Railroad Museum of the Niagara Frontier, located at 111 & 152 Oliver St., is wholly owned and operated by the Niagara Frontier Chapter (NRHS, Inc.) a 501(c)3 non-profit educational organization. The museum is currently an under-appreciated asset on the Oliver Street corridor. With improvements, the museum's buildings and grounds could provide visible continuity and a significant link between busy Webster Street, the nearby Carousel Museum, and the increasing number of small businesses located further north along Oliver Street.

The proposed project includes improvements and enhancements at 111 Oliver St. (the museum building and grounds) and at 152 Oliver St. (the historic 'EL-2' Switch Tower). The proposed projects include numerous exterior rehabilitation projects and improvements to ensure the continued integrity and viability of the historic Railroad Museum campus. The project benefits include:

- Increasing public visibility, use and enjoyment;
- Enhancing mobility-impaired access;
- Increase safety and maximize energy efficiency;
- Enhancing the museum's visual appeal through new decorative fencing, landscaping, lighting, and interpretive signage;
- Improving visitor access and safety through the expansion and rehabilitation of the main parking area; and
- Rehabilitation of the museum's historic rail equipment display including its Tonawanda Island Railroad locomotive.



## North Tonawanda History Museum Updates and Expansion

**DRI FUNDING REQUEST:**  
\$285,000

**TOTAL PROJECT COST:**  
\$292,034

**PROJECT OWNER/SPONSOR:**  
NORTH  
TONAWANDA  
HISTORY MUSEUM

**PROJECT LOCATION OR ADDRESS:**  
712 OLIVER STREET

**Project Aligns with the  
Following Local Plans:**

Having recently moved to the Oliver Street corridor, the North Tonawanda History Museum has re-established itself as a visitor-friendly community institution.

The Oliver Street location is much smaller than the Museum's previous location and requires efficient use of space to allow for proper display of North Tonawanda artifacts and provide education about the city's history.

**The proposed expansion and improvement project will allow the Museum to add a youth engagement area and allow the History Museum to diversify and customize its programming to better attract and educate students in the area. Technology improvements will allow for self-guided tours, interactive displays, and more customizable programming.**

The project will also include:

- New digital signage on the exterior of the building.
- Facade improvements including new window installments.



## Riviera Theatre Updates

**DRI FUNDING REQUEST:**  
\$1,200,000

**TOTAL PROJECT COST:**  
\$2,550,000

**PROJECT OWNER/SPONSOR:**  
THE RIVIERA  
THEATRE

**PROJECT LOCATION OR ADDRESS:**  
67 WEBSTER STREET

**Project Aligns with the  
Following Local Plans:**

- Brownfield Opportunity Area Plan

The Riviera Theatre serves as a hub of commercial and retail activity in downtown North Tonawanda. It is both a historic and cultural destination within the WNY region.

The Riviera Theatre lacks modern amenities for both patrons and performers, limiting the facilities ability to grow and continue to attract national acts. The Riviera Theatre in partnership with Lumber City Development Corporation, has embarked on an ambitious expansion project.

**In August 2021, the Riviera Theatre purchased the adjacent storefront at 71 Webster Street. Utilizing DRI funding, this 6,195 square foot building will be renovated to expand the existing footprint of the Riviera Theatre.**

**DRI Funds will be used for:**

- **New ADA restroom facilities;**
- **An expanded lobby/concessions area;**
- **Areas for artist's merchandise;**
- **New lounge for patrons**
- **A new box office; and**
- **Construction of new dressing rooms and a green room on Main Street to accommodate visiting performing artists.**

## Carnegie Art Center Enhancements

**DRI FUNDING REQUEST:**  
\$650,000

**TOTAL PROJECT COST:**  
\$650,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA &  
CARNEGIE ART  
CENTER

**PROJECT LOCATION OR ADDRESS:**  
240 GOUNDRY  
STREET

**Project Aligns with the  
Following Local Plans:**

This project proposes a variety of critical improvements to the National Register-listed 1903 Carnegie Library, operated by the Tonawanda's Council of the Arts as the Carnegie Art Center, which will allow for year-round, full use and access to the historic facility.

**The current lack of modern building mechanicals, as well as challenges present in the building's basement, make it infeasible to utilize the full square footage of the building as well as inconvenient to occupy and use the main exhibit spaces during the summer months.**

**Proposed DRI site and building improvements include:**

- **Installation of an ADA elevator;**
- **Air conditioning; and**
- **Roof repairs.**

These improvements will transform the Carnegie Art Center and sustain both the organization and historic structure for generations to come.



## Island Street Community Park and Overlook

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**TOTAL PROJECT COST:**  
\$150,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
TERMINUS OF  
ISLAND STREET

**Project Aligns with the  
Following Local Plans:**

The City of North Tonawanda owns vacant land located at the terminus of Island Street which is directly adjacent to the waterfront and provides views of Tonawanda Island. There are currently no public spaces in the City of North Tonawanda that provide this view.

The proposed project would be an Island Street Community Park and overlook that would provide an area for those enjoying the local multi-modal trails the opportunity to stop and enjoy the waterfront during their travels as well as a new greenspace for employees along the commercial and retail corridor.

**The project would include:**

- The removal of fencing
- Installation of Interpretive Signage
- New lighting
- Gravel path leading to the waterfront
- New fencing and hand rails along waterfront
- Native plantings
- Bike racks
- Benches

## Smart Growth 2.0

**DRI FUNDING REQUEST:**  
\$1,000,000

**TOTAL PROJECT COST:**  
\$1,000,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
WEBSTER STREET  
COMMERCIAL AREA

**Project Aligns with the  
Following Local Plans:**

- Downtown Placemaking

This DRI project leverages and enhances improvements funded by a 2017 Smart Growth Community Fund grant. North Tonawanda has already invested \$2.5 million into the downtown area with the overall goal of creating public spaces that are accessible, attractive and walkable.

Although \$2.5 has already been invested, there is still more work to do to contribute to placemaking and continue the City's goal of becoming a vital community.

**Smart Growth 2.0 proposed projects include:**

- Charles R. Fleischmann Park landscaping;
- Seating;
- Installation of a new Clock tower and sprinkler;
- Webster/Main Street streetscape enhancements and updates;
- Electric car charging stations;
- Enhancements to Manhattan Street parking lot;
- Streetscape improvements; and
- Green infrastructure improvements to prevent runoff from entering waterways.



## Commercial Property Improvement Fund

**DRI FUNDING REQUEST:**  
\$600,000

**TOTAL PROJECT COST:**  
\$600,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
DRI AREA

**Project Aligns with the  
Following Local Plans:**

There are numerous properties within the DRI area that have potential for various improvements that would benefit through grant fund to help promote continued development and sense of place in North Tonawanda.

Improvements and redevelopment of vacant/underutilized commercial properties and existing local businesses would improve interior and exterior spaces, bring buildings up to code, and promote walkability. A majority of the projects that will be funded by the Commercial Property Improvement Fund are smaller scale due to the size of the space and existing use of the property. Funding for projects will vary dependent on requested need and justification of improvements.

**This project, managed by Lumber City Development, would be a New York Main Street-style program to address commercial buildings on key streets throughout the DRI area. Program priorities would be to bring properties up to code, promote walkability and provide improved indoor and outdoor space for new and existing commercial tenants. Improved indoor and outdoor improvements include items such as: new windows, facade improvements, new signage, construction of patio spaces, and roof repairs.**

These projects are no less transformative than larger DRI-funded projects but fall below the DRI funding thresholds and therefore would be managed by the City.

## Carruthers Dog Park

**DRI FUNDING REQUEST:**  
\$530,000

**TOTAL PROJECT COST:**  
\$530,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
SOMMER STREET &  
CARRUTHERS PLACE

**Project Aligns with the  
Following Local Plans:**

- Oliver Street Needs Assessment

Dog parks are typically fenced in areas where dogs play together off-leash in a park-like setting. To keep costs down once operational, dog parks are often times managed day to day by park users in conjunction with local officials. The ideal site is at least one acre in a safe and accessible location for City residents that possesses adequate parking.

Good dog park siting also takes into account not only the needs of park users, but also considers the impact of the park will have on adjacent neighbors and the environment. Typical costs for the establishment of a dog park include among others, establishing grass (if site is bare), fencing, garbage removal, lawn maintenance, establishing a drinking water source (if not present), possible lighting, benches, and a dog waste station. Planting of trees is also a feature to consider including in the selected site.

**A potential site for a new dog park in the City of North Tonawanda was identified on Carruthers Park. DRI funds would be used to support the construction of a dog park at Carruthers Park and include:**

- Areas for seating
- Parking
- Shade furniture
- Landscaping
- Fencing
- Small walking loops (see rendering above)
- Pickle Ball Court

The site can also potentially redevelop the abandoned tennis courts just north of the suggested dog park. Ideas for redevelopment include a small skate park.



## Gateway Harbor Recreation Hub/ Wayfinding & Signage Implementation

**DRI FUNDING REQUEST:**  
\$500,000

**TOTAL PROJECT COST:**  
\$500,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
GATEWAY HARBOR  
AND GENERAL  
DRI AREA

**Project Aligns with the  
Following Local Plans:**

- Step 2 Brownfield Opportunity Area
- Local Waterfront Revitalization Area

Located at the western terminus of the Erie Canal, Gateway Harbor has been designated as a Recreational Hub by the Erie Canalway National Heritage Corridor. The proposed physical, experiential, and business development projects complete the Recreational Hub building off existing amenities and will continue to drive tourism and economic development.

North Tonawanda has spent decades refining and implementing its vision for Gateway Harbor Park. By combining existing assets with additional programming, improved aesthetics, and innovative technologies, Gateway Harbor will be a diverse ecosystem that will help establish a unique sense of place where visitors can experience the Erie Canal in a whole new way.

**Downtown Revitalization Initiative funding is being requested to support capital and technology costs all geared towards improving the user experience at Gateway Harbor, including:**

- **Public WIFI;**
- **Solar phone charging stations;**
- **Technology enhancements to the Gateway Harbor Visitors Center including display screens, tablets, a wayfinding kiosk, boater-pay kiosk, and temporary kayak storage;**
- **ADA accessible kayak ramp; and**
- **New park seating and amenities.**

Design and implementation of Wayfinding and Interpretive Signage consistent and building upon current NT Momentum signage and branding.

## Tonawanda Island Public Benefit Area

**DRI FUNDING REQUEST:**  
\$750,000

**TOTAL PROJECT COST:**  
\$750,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
78 BRIDGE STREET  
(TONAWANDA  
ISLAND)

**Project Aligns with the  
Following Local Plans:**

- Brownfield Opportunity Area Nomination Study

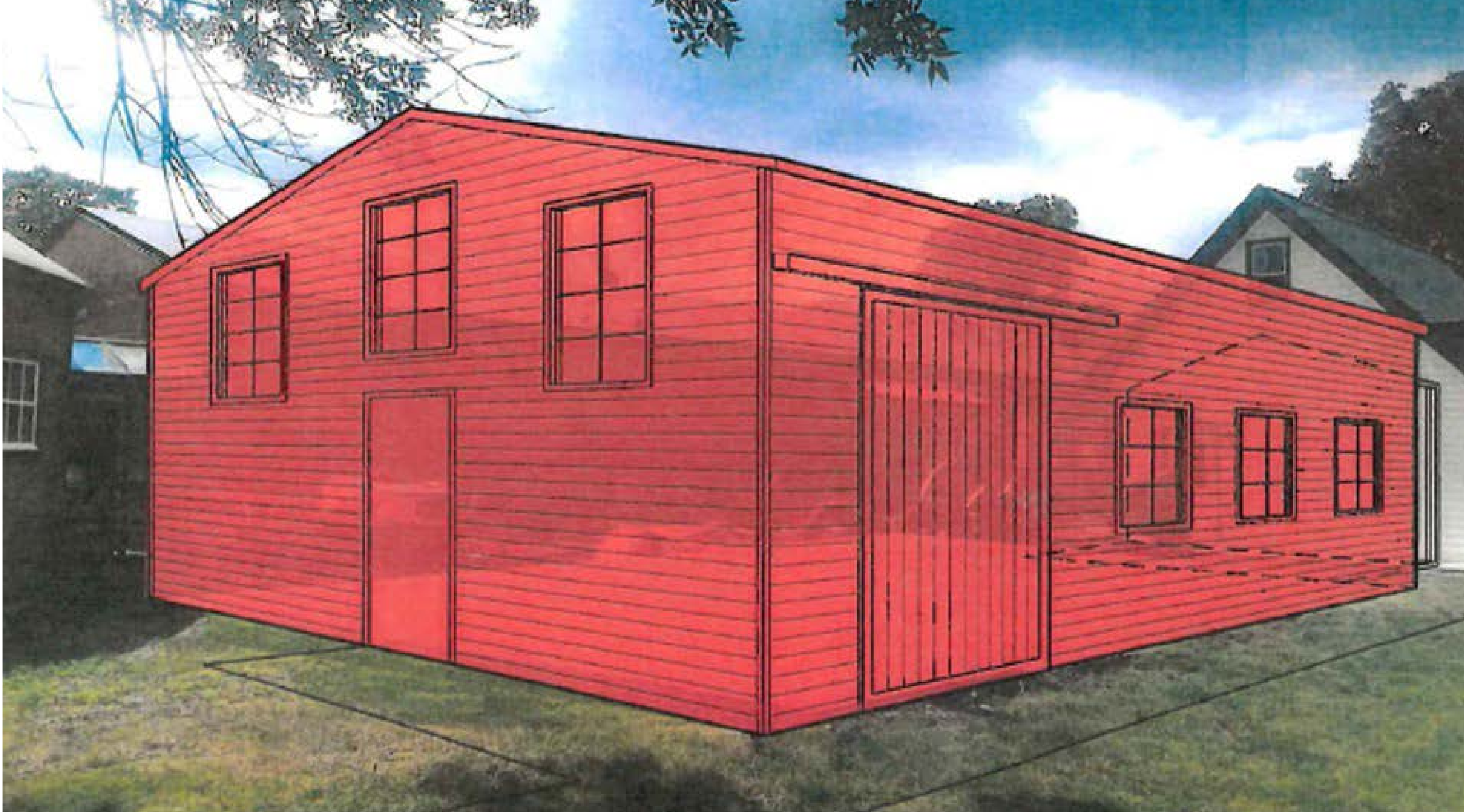
Located on Tonawanda Island, 78 Bridge Street (the former Fire Training site) is a 3.41-acre waterfront property. Previously identified in the City's Brownfield Opportunity Area Plan - reuse of the site would catalyze redevelopment of Tonawanda Island and adjacent areas of downtown North Tonawanda. In late 2020, Lumber City Development Corp. and the City of North Tonawanda designated Pennrose Development as the preferred developer for the site. Development would include multi-family housing, retail space and family oriented amenities.

As part of its proposed Timber Shore mixed-use project, Pennrose Development plans to include this public benefit area, which includes access to the Tonawanda Island waterfront.

The public benefit area is a public amenity that is planned to complement Timber Shore and provide access to the Little River for everyone.

**The proposed DRI project would assist the City of North Tonawanda and Pennrose Development in completing a Tonawanda Island public benefit area. This would include:**

- **Survey/Design, and**
- **Construction to include site fill, a concrete cap, concrete sidewalk and a handrail.**



## Oliver Street Walkability Enhancements—Phase I

**DRI FUNDING REQUEST:**  
\$1,500,000

**TOTAL PROJECT COST:**  
\$1,500,000

**PROJECT OWNER/SPONSOR:**  
CITY OF NORTH  
TONAWANDA

**PROJECT LOCATION OR ADDRESS:**  
OLIVER STREET  
CORRIDOR

**Project Aligns with the  
Following Local Plans:**

- Oliver Street Needs Assessment

The proposed DRI project will enhance and sustain the revitalization of Oliver Street initiated through the Re-Imagine Oliver Street program. **Proposed under this initiative are a variety of public realm improvements including sidewalk repairs, crosswalk enhancements, bump outs, installation of green space or pavers along Oliver Street terrace, new planters, garbage receptacles, seating, lighting, and Heritage Park enhancements.**

Specific projects activities proposed include:

- **Reflect the character and history of Oliver Street.** New street furniture, such as benches and trash receptacles, and amenities like bike racks and pedestrian scale lighting, will enhance the streetscape, facilitate walkability, and promote the identity
- **Establish a sidewalk improvement program.** A fund to repair sidewalks, ensure that they are ADA accessible, and create curb cuts. Improving sidewalks will increase walkability and activate connections between Oliver Street and adjacent neighborhoods
- **Repair road surfaces and curbs.** Repair or resurfacing would increase traffic and pedestrian safety, reduce flooding, and prevent garbage, oil, and other street debris from damaging private property.
- **Enhance the streetscape throughout the corridor in order to encourage use of the public realm.** Colorful crosswalks and landscaping as well as wheelchair-accessible curb ramps will support the pedestrian experience and animate the public realm.
- **Identify properties suitable for redevelopment as community gardens.** Redeveloping vacant or underutilized properties as community gardens can transform blighted land into important community assets.

## Carousel Museum Improvements

**DRI FUNDING REQUEST:**  
\$210,000

**TOTAL PROJECT COST:**  
\$853,100

**PROJECT OWNER/SPONSOR:**  
ALL HERSCHELL  
CAROUSEL MUSEUM

**PROJECT LOCATION OR ADDRESS:**  
180 THOMPSON  
STREET

**Project Aligns with the  
Following Local Plans:**

This project seeks to restore the Allan Herschell Company complex which a portion of collapsed in 1995. This will assist with displaying the growing band organ collection which is unique and historic to North Tonawanda.

- **The building reconstruction will include 12 foot high ceilings**
- **New original windows**
- **Geothermal HVAC system**
- **Sprinkler system**
- **Glass connector to provide direct access to the Education Center on the north end**
- **Glass connector to the Roundhouse for accommodation of museum tours on the south end**
- **Installation of a concrete foundation under Children's Gallery wall**

The new restored space will be utilized as a Music Room and exhibit space including nine band organs, two Wurlitzer player pianos and other equipment.



## 211 Main Street Redevelopment Project

**DRI FUNDING REQUEST:**  
\$548,862

**TOTAL PROJECT COST:**  
\$4.28 MILLION

**PROJECT OWNER/SPONSOR:**  
ENTERPRISE LUMBER  
& SILO, LLC

**PROJECT LOCATION OR ADDRESS:**  
211 MAIN STREET

**Project Aligns with the  
Following Local Plans:**

- Brownfield Opportunity Area Plan

The 211 Main Street Redevelopment Project is focused on the restoration and repurposing of a vacant masonry and heavy timber-framed building located at 211 Main Street in the City of North Tonawanda. The new building to be constructed will help address the present lack of high-quality professional office space in downtown North Tonawanda.

The new office building will feature three office suites having a shared conference room and other common amenities. The building will be an incubator for entrepreneurial architecture, landscape architecture, engineering and construction-related businesses seeking a collaborative work environment.

**DRI funding is proposed for new building construction, site work and general conditions.**

When completed, the new building and the site upon which it is located will be a catalyst for further redevelopment of downtown North Tonawanda and will serve as a model for carbon neutral construction and building operation methods, efficient and sustainable energy utilization, and environmentally sensitive "green infrastructure" initiatives.



## Timber Shore Development— 78 Bridge Street

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**TOTAL PROJECT COST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**PROJECT OWNER/SPONSOR:**  
PENNROSE NY  
DEVELOPMENT

**PROJECT LOCATION OR ADDRESS:**  
78 BRIDGE STREET  
(TONAWANDA  
ISLAND)

**Project Aligns with the  
Following Local Plans:**

- Brownfield Opportunity Area Plan

Timber Shore is the result of more than a decade of planning efforts by the City of North Tonawanda (the "City") and Lumber City Development Corp. ("LCDC") to re-envision and revitalize areas along the Niagara River waterfront and downtown corridor by leveraging the Brownfield Opportunity Area and Downtown Revitalization Initiative programs to spur investment and promote social, economic, and cultural growth opportunities. The proposer, Pennrose NY Development, was designated as the preferred developer for the Tonawanda Island site through a public RFP process initiated by the City and LCDC in November 2020, and subsequently entered into a Master Development Agreement with the City in January 2021.

The 3.18-acre Timber Shore site is a former firefighter training grounds with an abandoned training tower, small smokehouse, and various debris. The abandoned structures have a blighting impact on the site and surrounding community at a key gateway between Tonawanda Island and downtown North Tonawanda.

**The proposal is to demolish the existing structures and redevelop the site as a mixed-use, mixed-income multi-family residential and commercial development. This project would work alongside the Tonawanda Island Public Benefit Area to increase waterfront public access and mixed-use development.**

Timber Shore has obtained key entitlements necessary to advance, including Site Plan and Zoning approval, PILOT support resolution, and SEQR Negative Declaration.



## 122 Webster Street

**DRI FUNDING REQUEST:**  
\$1,360,000

**TOTAL PROJECT COST:**  
\$3,400,000

**PROJECT OWNER/SPONSOR:**  
KEVIN AND LISA  
HUGHES

**PROJECT LOCATION OR ADDRESS:**  
122 WEBSTER STREET

**Project Aligns with the  
Following Local Plans:**

The project sponsors propose to develop new housing on currently vacant land along Webster Street along. The proposed development will also include commercial storefront space for small business growth and development and job creation.

**The plan calls for a two-story, 15,000 square-foot) multi-use residential/commercial complex with five to six one - and two-bedroom apartment units and eight to 10 first floor commercial storefronts. Rear access and parking would be accessed from Manhattan Street. An eight-foot pedestrian walkway between 122 Webster St. and 110 Webster St. would be created.**

The design of the proposed structure is aimed at complementing the historic nature of downtown North Tonawanda while demonstrating innovation with a focus on carbon neutrality. The addition of new housing to downtown North Tonawanda creates increased population density within the downtown district.



## 235/239 Oliver Street Upgrades

**DRI FUNDING REQUEST:**  
\$100,000

**TOTAL PROJECT COST:**  
\$250,000

**PROJECT OWNER/SPONSOR:**  
POWER PLAY  
PARTNERS, LLC

**PROJECT LOCATION OR ADDRESS:**  
235/239 OLIVER  
STREET

**Project Aligns with the  
Following Local Plans:**

The project sponsor proposes upgrades to eight low-income apartment units— two units at 239 Oliver St. and six units at 235 Oliver St.

The project is situated on a highly visible Oliver Street corner. The units are visible to east-west traffic from River Road and Webster Street through to the Municipal Building, Pinewoods Park and Twin Cities Highway. And to north-south traffic on Oliver Street. Redesign and renovation on these properties will assist with the rebirth of Oliver Street.

**DRI Project funds are proposed for the following:**

- Installation a new roof on 239 Oliver St.;
- Installation of new windows in both properties ;
- New facades for both properties; and
- Installation of new concrete driveways/parking areas for both properties.

Green building materials will be used throughout.





## Prosper Brewing Upgrades

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**TOTAL PROJECT COST:**  
\$175,000

**PROJECT OWNER/SPONSOR:**  
PROSPER  
BREWING LLC

**PROJECT LOCATION OR ADDRESS:**  
72 WEBSTER STREET

**Project Aligns with the  
Following Local Plans:**

This project is the expansion of Prosper Brewing from its current location at 72A Webster St. into the adjacent address at 72B Webster St. an expansion of approximately 1,900 square feet.

This project will consist of the following major elements:

- **The addition of a 300 square-foot covered front patio area facing Webster Street**
- **General facade upgrades - make more specific**
- **Relocating the main brewing system and installing new unitank fermenters in the existing brewing space which will allow Prosper to brew during business hours, thereby increasing its capacity;**
- **Addition of a second restroom;**
- **A small addition to the kitchen to improve its layout;**
- **Creation of additional space for events such as live entertainment.**

With these improvements, Prosper Brewing will be able to hire an additional three to five kitchen/server staff and expand hours of operation.

## Carousel Park Apartments Upgrades

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**TOTAL PROJECT COST:**  
\$21,400,000

**PROJECT OWNER/SPONSOR:**  
RELATED  
AFFORDABLE

**PROJECT LOCATION OR ADDRESS:**  
100 OLIVER STREET

**Project Aligns with the  
Following Local Plans:**

Carousel Park is a 162-unit, located at 100 Oliver St and serves low-income families. The two-story building houses a large space that is home to the City of North Tonawanda's Senior Center. The Senior Center, which serves between 15,000 and 17,000 residents annually, provides a dedicated space for senior and community programming that is conveniently located to North Tonawanda's downtown district.

Carousel Park was built in 1974 and was most recently rehabilitated in 2005. As a result, the complex is in need of significant resources in order to modernize the building. **Renovation of the property utilizing DRI funds would include the following improvements:**

- **Senior center upgrades (flooring, baths, windows, furniture/equipment, HVAC systems);**
- **Energy efficiency upgrades (rooftop solar, roof and window replacement, led lighting)**
- **Security upgrades (interior and exterior cameras)**
- **Unit interior upgrades (baths, kitchen cabinets and counters, fixtures, appliances, flooring)**
- **Common area upgrades (community/laundry room upgrades, hallway painting, outdoor amenities)**
- **Structural and site improvements (roof & window replacement, parking lot repair, elevator upgrade)**

Renovation of Carousel Park will drive new residents to the North Tonawanda area. The property is conveniently located within walking distance of North Tonawanda's waterfront and is on the #25 bus line, which provides service to downtown Buffalo.



## 10 Goundry Street Redevelopment

**DRI FUNDING REQUEST:**  
\$524,220

**TOTAL PROJECT COST:**  
\$1,310,000

**PROJECT OWNER/SPONSOR:**  
KEVIN AND BARBARA  
HUGHES

**PROJECT LOCATION OR ADDRESS:**  
10 GOUNDRY STREET

**Project Aligns with the  
Following Local Plans:**

**The proposed project calls replacement of the existing structure at 10 Goundry St. with a two-story eight-to-10-unit, 14,952 square-foot apartment complex. Apartments will consist of one- and two-bedroom apartments with single-car garage parking. The existing structure on the site is uninhabitable.**

Redevelopment of this site creates additional housing within the developing downtown district and improves the gateway area to the downtown business district.

A current and major obstacle with this project is with regard to site planning. Currently the property line for the property extends into the Manhattan Street roadway. To allow for the proposed structure to be constructed within the property lot lines **Manhattan Street in this areas requires a redesign.**



## The Clubhouse

**DRI FUNDING REQUEST:**  
\$183,728

**TOTAL PROJECT COST:**  
\$459,320

**PROJECT OWNER/SPONSOR:**  
CATHERINE  
SCHWANDT

**PROJECT LOCATION OR ADDRESS:**  
62 WEBSTER STREET  
(THIRD FLOOR)

**Project Aligns with the  
Following Local Plans:**

The Clubhouse will be a high-end four-season entertainment venue featuring high-definition full-swing simulation golf. The golfing entertainment will be complemented with food and beverages from Canal Club 62, golf merchandise such as hats, polo shirts, golf clubs, and golf gloves, as well as attractive surroundings including a bar, rooftop putting green, and lounge).

The project sponsor's goal is to provide Western New York and Southern Ontario with an enticing alternative to outdoor golf when time, weather or proximity prohibit traditional play. This facility will provide a realistic golf experience in a comfortable environment, turning the local golf season from half the year to 365 days per year.

The Clubhouse is approximately 3,000 sq ft., which would initially feature two golf simulators. With success, additional simulators will be added.

**Downtown Revitalization Initiative funding will be used for renovation, construction and renovation of the existing facility as well as for kitchen equipment.**



230 Oliver Street, City of North Tonawanda (Images Source: Google Maps).

## 27 Main Street

**DRI FUNDING REQUEST:**  
\$1,000,000

**TOTAL PROJECT COST:**  
\$3,276,000

**PROJECT OWNER/SPONSOR:**  
SUNSHINE 5449  
HOLDINGS, LLC

**PROJECT LOCATION OR ADDRESS:**  
27 MAIN STREET

**Project Aligns with the  
Following Local Plans:**

- Brownfield Opportunity Area Plan

The former Ridge Furniture building, 27 Main St., is at the corner of Main and Sweeney streets. This 21,740 square-foot building occupies a significant and central location in downtown North Tonawanda just one block from the Erie Canal, Webster Street, and the Remington Lofts. The building was most recently a furniture store and storage space.

The Dockside Bar & Grill on the Erie Canal is a successful restaurant and popular WNY waterfront destinations directly across Sweeney Street from 27 Main St. The restaurant has expanded in recent years to include a second-story banquet room, and its small kitchen space is no longer adequate to manage daily restaurant operations, host events and parties, and outside catering. The proposed redevelopment of 27 Main St. will support Dockside Bar & Grill operations while also bringing new business, employment, and activity to downtown North Tonawanda.

**Downtown Revitalization Initiative funds will be used for the following:**

- **Convert 3,500 square feet in the building to a commercial prep kitchen to allow Dockside to greatly expand its offerings, diversify its revenue streams, and will create over 50 new jobs.**
- **Closer to Main Street, about 1,500 square feet will be converted into a seasonal ice cream shop/restaurant. This casual, family-oriented offering will serve visitors to the Erie Canal, Gateway Harbor, and the many events held in both downtown Tonawanda and North Tonawanda. This operation will create an additional 30 jobs and will bring dynamic new activity to Main Street.**
- **Additional frontage facing Main Street and Tremont Street will be converted into seven retail spaces available for lease.**

## 230 Oliver Revitalization

**DRI FUNDING REQUEST:**  
\$250,000

**TOTAL PROJECT COST:**  
\$1,000,000

**PROJECT OWNER/SPONSOR:**  
THE VANDERBUILT  
TEAM

**PROJECT LOCATION OR ADDRESS:**  
230 OLIVER STREET

**Project Aligns with the  
Following Local Plans:**

- Oliver Needs Assessment

The revitalization of 230 Oliver St. will result in a new mixed-use development with commercial and residential components, transforming a long-abandoned property at the corner of Oliver and Thompson streets.

The tentative plan is for the property owner to occupy the first-floor commercial space along with a laundromat and takeout coffee shop. There will be four market-rate, one-bedroom residential units on the second and third floors of the building.

**Downtown Revitalization Initiative funding will be used for construction costs associated with building renovations.**

Transforming this building will set a precedent for what's to come in the surrounding blocks and for the revitalization of downtown North Tonawanda.



## 624 River Road Apartments and Coffee Shop

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED FOR DRI FUNDING

**TOTAL PROJECT COST:**  
\$22,000,000

**PROJECT OWNER/SPONSOR:**  
DLV PROPERTIES

**PROJECT LOCATION OR ADDRESS:**  
624 RIVER ROAD

**Project Aligns with the Following Local Plans:**

- Brownfield Opportunity Area Plan

From 1886 through 1972, the waterfront property of 624 River Road was utilized by Niagara Iron Works/Tonawanda Iron Works to manufacture pig iron. Currently a mostly vacant 17,700-square-foot medical building stands on the site. This project is related to another project that was submitted for a DRI funding request which is the construction of a public Riverwalk esplanade along the property.

**DLV properties is requesting DRI funding for construction of 111 market-rate apartments and build-out of a coffee shop/restaurant. The apartment building will be 148,000 square feet with five stories, and will also include a waterfront community lounge. The project will also include parking with eight dual EV charging stations. The property is currently being remediated through the Niagara County brownfield program and is entered into the New York State Department of Conservation Brownfield Remediation program.**

The NT Momentum plan identified multi-family waterfront housing at 624 River Road as a priority. This project add residential density to the waterfront and boost the economic vitality of downtown.



## 134 Main Street Renovations

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED FOR DRI FUNDING

**TOTAL PROJECT COST:**  
\$445,000

**PROJECT OWNER/SPONSOR:**  
ROBBYN DRAKE CONSULTING

**PROJECT LOCATION OR ADDRESS:**  
134 MAIN STREET

**Project Aligns with the Following Local Plans:**

The large two-story commercial building at 134 Main St. is an underutilized property in the heart of downtown North Tonawanda and features two shopfront windows overlooking the street. The North Tonawanda Botanical Garden Organization, Inc., currently occupies a small (<500 sq ft) first floor space and a rear apartment on the second floor is occupied. A large front apartment on the second floor is vacant.

The project sponsor, Robbyn Drake Consulting, is proposing to renovate this building to maximize its contribution to North Tonawanda's downtown.

**The large commercial unit on the first floor will be renovated into more than 2,000 square feet of commercial restaurant space, which is in high demand in this area of the city. Other renovations include:**

- **An access door to the yard will be added to create a courtyard space to augment indoor seating.**
- **The vacant front apartment on the second floor will be converted to office space and divided into two offices, one for Robbyn Drake Consulting and another for the offices of the North Tonawanda Botanical Garden.**
- **A three-bedroom apartment in the rear half of the second floor will be updated.**

This project offers an opportunity to upgrade an anchor building in the struggling block of Main Street just one block north of the thriving Main/Webster commercial strip.



## 665 River Road

**DRI FUNDING REQUEST:**  
\$486,754

**TOTAL PROJECT COST:**  
\$1,216,886

**PROJECT OWNER/SPONSOR:**  
JOHN KRANTZ/JFK  
KRANTZ NURSEY

**PROJECT LOCATION OR ADDRESS:**  
665 RIVER ROAD

**Project Aligns with the  
Following Local Plans:**

The proposed project would make 665 River Road more open and accessible to the public and add to the number of jobs within the region. New business facilities and Garden Center will attract visitors as well as improve the overall view of the downtown area along River Road.

**DRI funding would be used for the following:**

- **New/Upgraded Pull Barn—qty 2 (240x60)**
- **New Office Space (40x40)**
- **Fence installed along perimeter**
- **Upgrade Pavement of parking lot**
- **New Garden Center (40x50)**



## 729 River Road Sensory Garden and Trail

**DRI FUNDING REQUEST:**  
**NOT RECOMMENDED  
FOR DRI FUNDING**

**TOTAL PROJECT COST:**  
\$2,704,750

**PROJECT OWNER/SPONSOR:**  
JOHN KRANTZ

**PROJECT LOCATION OR ADDRESS:**  
729 RIVER ROAD

**Project Aligns with the  
Following Local Plans:**

The Sensory Garden & Trail is designed to address sensory needs for people with autism and other developmental disabilities. This environment can become a place where children with or without sensory processing disorders feel safe and comfortable in exploring. The vision is to open up the space big enough for a winding “sensory” path to be placed through drifts of plants. Seating areas will be in both the sun and the shade. An array of plants will be selected to bloom from May through September.

The proposed project site is on vacant land that requires clearing. The entire 1.16 space of vacant land will be utilized for the proposed project.

**DRI funds are proposed to be used for the following:**

- **Clear, level and grade land accordingly.**
- **Change grade level to create cuts and fills to provide proper drainage for plants.**
  - » **Create different habits and trails for plants.**
  - » **Capture topography of land and lay out of blueprint.**
  - » **Cut out trail/walkway.**
- **Install irrigation system, lighting, music, security.**



## 82 Webster and 83 Main Street Upgrades and Mural

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**TOTAL PROJECT COST:**  
\$102,000

**PROJECT OWNER/SPONSOR:**  
ANNE LEE  
REALITY LLC

**PROJECT LOCATION OR ADDRESS:**  
82 WEBSTER &  
83 MAIN STREET

**Project Aligns with the  
Following Local Plans:**

Anne Lee Property Management owns 82 Webster St. and 83 Main St. and currently leases space in the buildings to two culturally oriented businesses in the heart of downtown North Tonawanda next to the Riviera Theatre. In order to maintain growth momentum and continue to share resources, upgrades to the property are necessary, **including:**

- **Roof repair**
- **Insulation**
- **New roof surface**
- **Brick & mortar repairs**
- **Exterior signage**
- **Design/production and application of a fine art wall mural on the side of the building.**

The project would solidify fine arts businesses and establish a fine arts mural as a landmark that would call attention to the NT Visual Arts District. The mural would allow the community to connect with local art and would dovetail with a Niagara County facade grant.



## Suzuki Strings 4 Webster Street Restoration

**DRI FUNDING REQUEST:**  
\$357,100

**TOTAL PROJECT COST:**  
\$489,100

**PROJECT OWNER/SPONSOR:**  
BUFFALO SUZUKI  
STRINGS MUSIAL  
ARTS CENTER

**PROJECT LOCATION OR ADDRESS:**  
4 WEBSTER STREET

**Project Aligns with the  
Following Local Plans:**

Buffalo Suzuki Strings Musical Arts Center at 4 Webster St. is an architectural jewel that was designed by the architect renowned E.B. Green in 1928. Buffalo Suzuki Strings acquired the former Niagara Power Company building in 2001. This historic building is a cornerstone of downtown North Tonawanda and is located adjacent to the historic Erie Canal. Analysis is needed to determine how to address the deteriorating exterior of the building. The sandstone facade of the building is cracking and crumbling causing pieces of it to loosen, gradually separating from the building and falling to the sidewalk below.

Maintaining and continuing to restore this historically significant building is a priority for Buffalo Suzuki Strings which will further contribute to North Tonawanda's redevelopment efforts and will continue to benefit the entire community.

**Downtown Revitalization Initiative funding will be used to repair and restore the building facade, which would include further structural analysis and research prior to rehabilitation.**



## Twin Cities Elks Lodge 860 Rebuild

**DRI FUNDING REQUEST:**  
NOT RECOMMENDED  
FOR DRI FUNDING

**TOTAL PROJECT COST:**  
TBD

**PROJECT OWNER/SPONSOR:**  
TWIN CITIES  
ELKS LODGE

**PROJECT LOCATION OR ADDRESS:**  
CORNER OF  
SWEENEY AND MAIN  
STREET

**Project Aligns with the  
Following Local Plans:**

- Brownfield Opportunity Area Plan

Downtown Revitalization Initiative funds would be used to rebuild the Twin City Elks Lodge 860 which burned 2010. The property is across the street from the canal. A second parcel owned by the Elks is on the canal side of Sweeney Street.

DRI funds would be leveraged by the \$1.3 million settlement the lodge has in hand to rebuild which fall short of funds needed. This project offers the opportunity to place a new productive use on the waterfront. **The new building would consist of a large meeting room, bar, restaurant, office space, and the remainder could be used as units for rent including offices, banquet room space, and/or apartments. The bar and restaurant would be open to the public and any rental spaces would be available for lease to the public.**

The new development would create an estimated 25+ jobs and fill a currently vacant lot that is used for parking. Adding another restaurant and bar to the gateway area will increase walkability and density of Sweeney Street.

The property is highly visible and the first thing you see when you come from the south over Delaware bridge. Upgrading the site would greatly improve the aesthetics of the area.

## River Road Riverwalk

**DRI FUNDING REQUEST:**  
\$155,190

**TOTAL PROJECT COST:**  
\$415,497

**PROJECT OWNER/SPONSOR:**  
DLV PROPERTIES LLC

**PROJECT LOCATION OR ADDRESS:**  
624 RIVER ROAD

**Project Aligns with the  
Following Local Plans:**

The project sponsor proposes construction of a **300-foot walkway along the Niagara River at 624 River Road for public access to the Niagara River and connection to the existing the NT bike trail along River Road.**

The project would include installation of a sidewalk, railing, light bollards, and landscaping. The project will be fully ADA compliant and accessible.

The project would be privately developed but open to the general public. The goal of the project is to better connect current community members to natural resources as well as bring in visitors to enjoy the views of the Niagara River.

The proposed River Road Riverwalk is adjacent to a 111-unit apartment complex also proposed for Downtown Revitalization Initiative funding.



## 15 Webster Street Updates and Rehabilitation

**DRI FUNDING REQUEST:**  
\$328,000

**TOTAL PROJECT COST:**  
\$820,000

**PROJECT OWNER/SPONSOR:**  
M PROPERTY HOLDINGS

**PROJECT LOCATION OR ADDRESS:**  
15 WEBSTER STREET

**Project Aligns with the Following Local Plans:**

**Proposed updates that will be funded using DRI funding will include:**

- Installation of an elevator designed to ADA requirements
- Facade renovations are proposed across the entire building with facade upgrades that will tie into the revitalized Webster Street businesses.
- Wood trimming updates along windows
- New paint
- New roofing for the second and third floor
- New windows throughout the building.
- Exterior lighting
- Historically appropriate signage both for the exterior and interior



## Tonawanda Island Redevelopment—2-4 Bridge Street

**DRI FUNDING REQUEST:**  
**NOT RECOMMENDED FOR DRI FUNDING**

**TOTAL PROJECT COST:**  
TBD

**PROJECT OWNER/SPONSOR:**  
NOSTRA DEVELOPMENT

**PROJECT LOCATION OR ADDRESS:**  
2-4 BRIDGE STREET

**Project Aligns with the Following Local Plans:**

The project will include a redevelopment on Tonawanda Island including public/private mixed-use spaces including amenities such as restaurants, shops and a market. A public boardwalk will be provided for use by both private tenants and community members.

**The DRI request includes funding for necessary infrastructure improvements (roadways, sidewalks, sewer, electric, water, internet), green energy components including EV Charging Stations and solar energy, and funding for the creation of Public Access (waterfront boardwalk, beautification of the site and large murals).**





## 300 Oliver Street (Witters) Improvements

**DRI FUNDING REQUEST:**  
\$250,000

**TOTAL PROJECT COST:**  
\$625,000

**PROJECT OWNER/SPONSOR:**  
JC HOSPITALITY  
GROUP LLC

**PROJECT LOCATION OR ADDRESS:**  
300 OLIVER STREET

**Project Aligns with the  
Following Local Plans:**

Desired improvements would transform the entire 70,000 SF layout of 300 Oliver to focus the bar and dining towards Oliver Street with employee access and restaurant functions primarily using Schenk Street.

**DRI funding would be utilized for: the addition of a covered outdoor patio (both floors), second floor banquet space and creation of ADA accessible bathrooms.**

The redevelopment of 300 Oliver would allow for larger events and aid in the restaurant and bar becoming a destination within North Tonawanda and surrounding region.