



Village of Penn Yan

DRI Round 3



Legend
[Red outline] DRI Boundary
[Dashed line] Village Boundary

DRI Boundary Map

0 400 800 Feet

Figure 1. Boundary

Completed Projects

Renovate the Laurentide Inn

The historic Laurentide Inn has been renovated to be a destination that celebrates the history and culture of Penn Yan. This project repurposed the existing carriage house and stables into a micro-brewery and tasting room, creating a first-floor lounge, enhanced the site to accommodate outdoor events, and transformed the driveway into a pedestrian walkway for inn visitors and brewery guests.

DRI Award: \$260,000

Total Project Cost: \$606,463

Completed December 2022



Leaven the Village Bakery (Blue Heron Bakery)

This project has transformed an underutilized space at 132-138 Water Street. The Blue Heron Bakery uses local grains to produce artisan breads for restaurants and the general public, contribute to the cluster of food-related businesses downtown, and integrate agritourism into Penn Yan's appeal. Improvements included finishing the space's interior walls and ceilings, installing plumbing and HVAC infrastructure, and constructing an ADA accessible bathroom.

DRI Award: \$63,500

Total Project Cost: \$150,000

Completed October 2020



Projects in Progress

Revive the Sampson Theater as a Cultural Anchor

The Penn Yan Theatre Company will renovate the Sampson Theater located into a multi-use, year-round cultural anchor for Yates County. Improvements include substantial rehabilitation of the theater and the construction of a small annex (basement & first floor) to provide an elevator, bathrooms, set shop, costume shop and ticketing booth.

DRI Award: \$260,000
Total Project Cost: \$606,463

Transform Historic Knapp Hotel into Mixed-use Gateway

The vacant, historic Knapp Hotel will be converted into a mixed-used anchor and gateway to downtown, creating a vibrant mix of commercial spaces and 11 accessible residential units. The project will involve substantial renovations that will honor the building's historic nature.

DRI Award: \$1,575,000
Total Project Cost: \$3,500,000

Repurpose Struble's Arcade as Mixed-Use Development

The historic three-story masonry structure will be restored as a mixed-use development with six commercial spaces and seven residential units, drawing new residents to downtown Penn Yan. The project will include an indoor year-round gathering space and anchor tenants providing culinary, exercise, and retail amenities.

DRI Award: \$1,485,000
Total Project Cost: \$3,300,000

Install Streetscape Improvements Facilitating Downtown Circulation

Streetscape enhancements will be undertaken along Water and Wagener Streets to improve walkability, provide additional on-street parking, ensure historically appropriate street lighting, and, ultimately, extend Main Street's character and charm along these corridors for an improved pedestrian experience.

DRI Award: \$1,507,277
Total Project Cost: \$1,547,277

Enhance the Pedestrian Experience of Maiden Lane and Main Street

Improvements will be made to redevelop and repurpose part of Maiden Lane as a pedestrian promenade offering outdoor event space and increased walkability. Streetscape improvements on Main Street will be made to improve the public's experience of downtown Penn Yan.

DRI Award: \$393,907
Total Project Cost: \$433,907

Elevate Milly's Pantry

Milly's Pantry, Inc. will renovate the historic Pinwheel Market & Café. The project will enhance the exterior to increase public awareness of programming inside the historic center. Improvements will expand accessibility to important regional services for an aging and differently abled population and more programs, classes, educational and business opportunities will be made possible by elevator access.

DRI Award: \$521,200
Total Project Cost: \$521,200

Expand Penn Yan's Parks and Trails Network

Improvements will be made at Indian Pines Park, Elm Street Park, and Lake Street Park to revitalize Penn Yan's parks and trails system providing better trail access to natural areas, improved park facilities, and overlooks along the Keuka Outlet Trail.

DRI Award: \$1,464,116
Total Project Cost: \$2,967,606

Transform an Empty Storefront into a Farm-to-Table Restaurant and Bar

An empty storefront on Elm Street will be transformed into a farm-to-table restaurant and cocktail bar, Little Elm, to bolster the region's wine and lake tourism industry and support local farmers and beverage manufacturers.

DRI Award: \$200,000
Total Project Cost: \$475,000

DRI Fund

The Finger Lakes Horizon Economic Development Corporation (FLHEDC) has established a building improvement fund supporting interior and exterior enhancements to buildings within the DRI area to improve downtown aesthetics. Several projects are currently underway.

DRI Award: \$1,507,277
Total Project Cost: \$1,547,277

More information at: https://www.ny.gov/sites/default/files/atoms/files/Penn_Yan_DRI_Plan.pdf