

Background on Crossroads Building

As of February 2025

The background on the Town's redevelopment of the Crossroads (former hotel) properties has been reported in 9 of the last 10 Town newsletters. There have been two community surveys about it, and each time information about the redevelopment project was provided. The following summarizes the information provided in the newsletters over the past 3 years.

Beginning in late 2021, the Town purchased the properties using federal funds, with the intent to "do something about the eyesore" in the LaFayette hamlet.

In 2022, the Town received an Onondaga County grant to redevelop that property. It also decided to hold a community survey to find out what the Town's residents think should be done with the properties. The results led the Town to decide to pursue NYS grants, with a goal of redeveloping the properties using only grant money earmarked for the properties (without any taxpayer burden). In order to do this, the Town looked for developers interested in helping the Town determine the best use of the properties, and eventually be the owner/operator by providing the balance of funds needed to complete the redevelopment.

In 2023, the Town hired a developer (using a County grant) to conduct a market analysis of what type of business would be the most successful (stay in business), and provide detailed cost estimates for the two options the Town was considering: rehabilitate the building or replace it with a little park. The developer recommended that a restaurant (ground floor) and a hotel/inn (top two floors) to be the most successful type of business for the building. They estimated the cost to complete a turnkey rehabilitation to be \$5.8M.

The professional analysis was used by the Town in securing two NYS grants to rehabilitate the building. The four grants secured by the Town (three of which are earmarked for the building rehabilitation) totals \$2.8M. Since the cost estimated to complete the rehabilitation is higher than the grants, a developer/owner/operator of the building would need to provide an additional \$3M.

Near the end of 2023, the Town conducted a second community survey to check again the residents' interests in the two redevelopment options. At the beginning of 2024, the Town decided to pursue the rehabilitation option and find an interested owner/operator. It also needed to form a separate not-for-profit corporation to legally transfer the properties to the eventual owner/operator. The Town formed the LaFayette Redevelopment Corporation (LRC), comprising of seven board members, five of which are the Town Board members.

The owners of the LaFayette Inn, Morgan and Morgan Development, LLC, expressed interest in rehabilitating the building and operating a restaurant and hotel. Since one of the NYS grants' deadlines was fast approaching, the Town worked quickly to ensure the new owners understood what the Town expected and the issues with the building they would need to resolve as part of the rehabilitation.

In September 2024, the Town signed a sale and purchase agreement with the new owners and closed on the property transaction in January 2025. During the last half of 2024 with the one grant deadline looming, the Town needed to conduct that grant's intended work, referred to as stabilization, consisting of:

- Removal of the last addition: 20 feet of porches on the building's north side (along Rt 20)
- Installation of new windows and exterior doors
- Repairs to the roof

The Town hired Smith Structures, Inc. to conduct the work, who is close to commencing the work. Once that work is done, the new owner will perform the rest of the rehabilitation, expected to be completed in mid to late 2026. New information will continue to be shared, as it develops, in our Town newsletters.

As noted above, the building has its issues to overcome. The following FAQs address them.

FAQs

What about the wastewater?

The developer hired in 2023 recommended an on-site treatment system to be located on the project's vacant lot. An engineering firm defined the system, estimated its cost, and received a preliminary confirmation from the County and NYSDEC that it is permit-able. The new owner will complete the design and obtain a NYSDEC permit to install and operate the system.

What about parking?

The new owner proposed 9 parking spaces on its vacant lot but needed 24 more spaces to meet Town code. It requested to lease the Town's public parking area, across from the VFW. The property is now owned by the LRC, which agreed to negotiate the lease. The Town's planning board and zoning board of appeals approved the project to proceed with construction with conditions, one of which is to have an approved parking plan implemented before the Town approves the certificate of occupancy.

What about sidewalks and on-street parking?

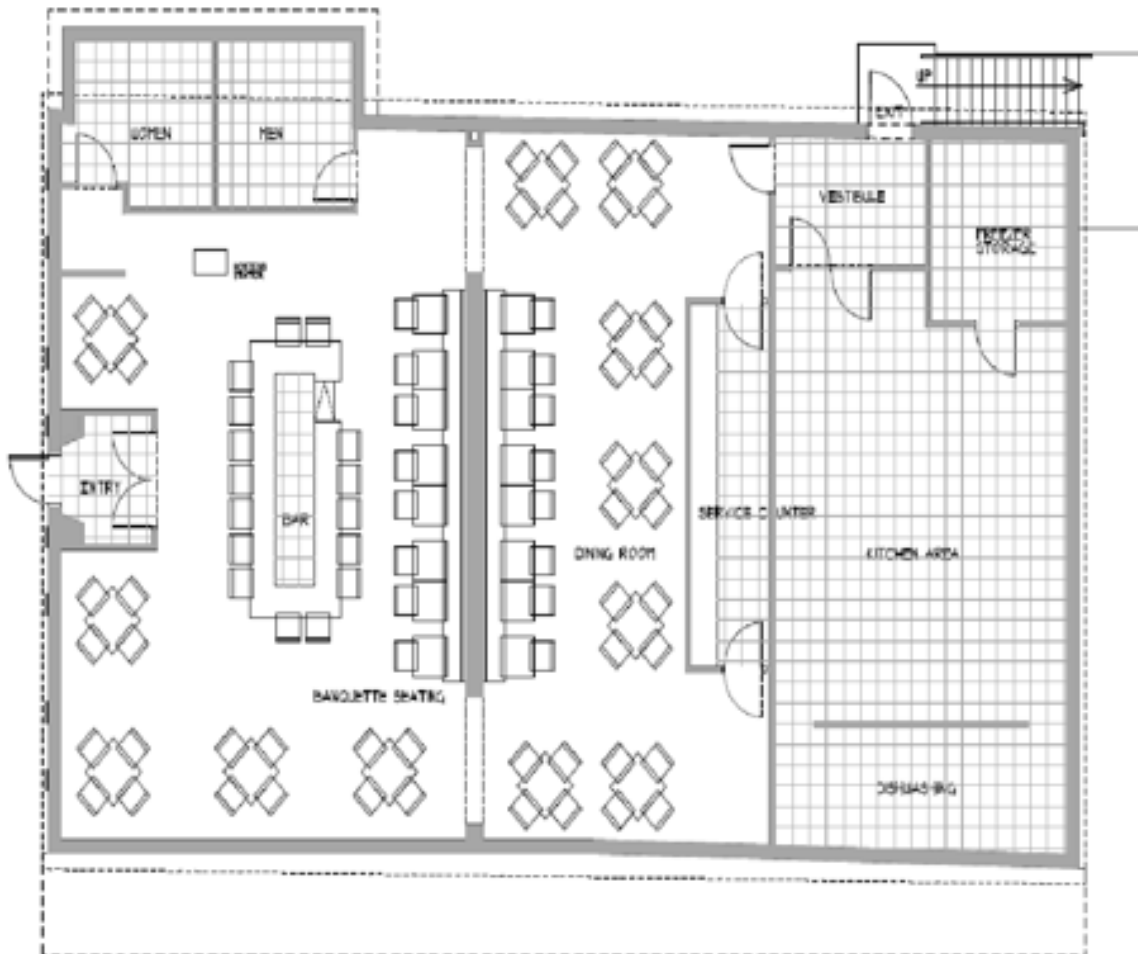
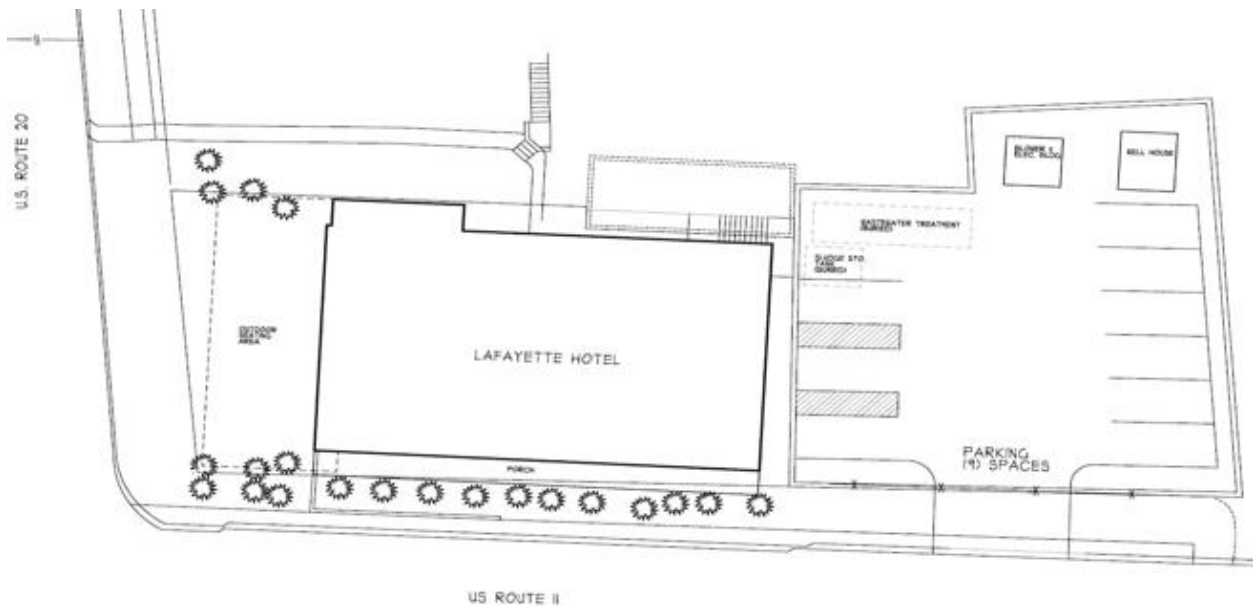
The County Planning Board, in reviewing the project's application, required the parking plan noted in the question above and suggested the Town work with the DOT about on-street parking. The Town and DOT have been talking since earlier 2024 about the intersection upgrade the DOT is planning. They expect to begin the design this year. The Town has already expressed its interest in on-street parking, sidewalks, and crosswalks. The DOT has told us their plan is to complete construction in 2027.

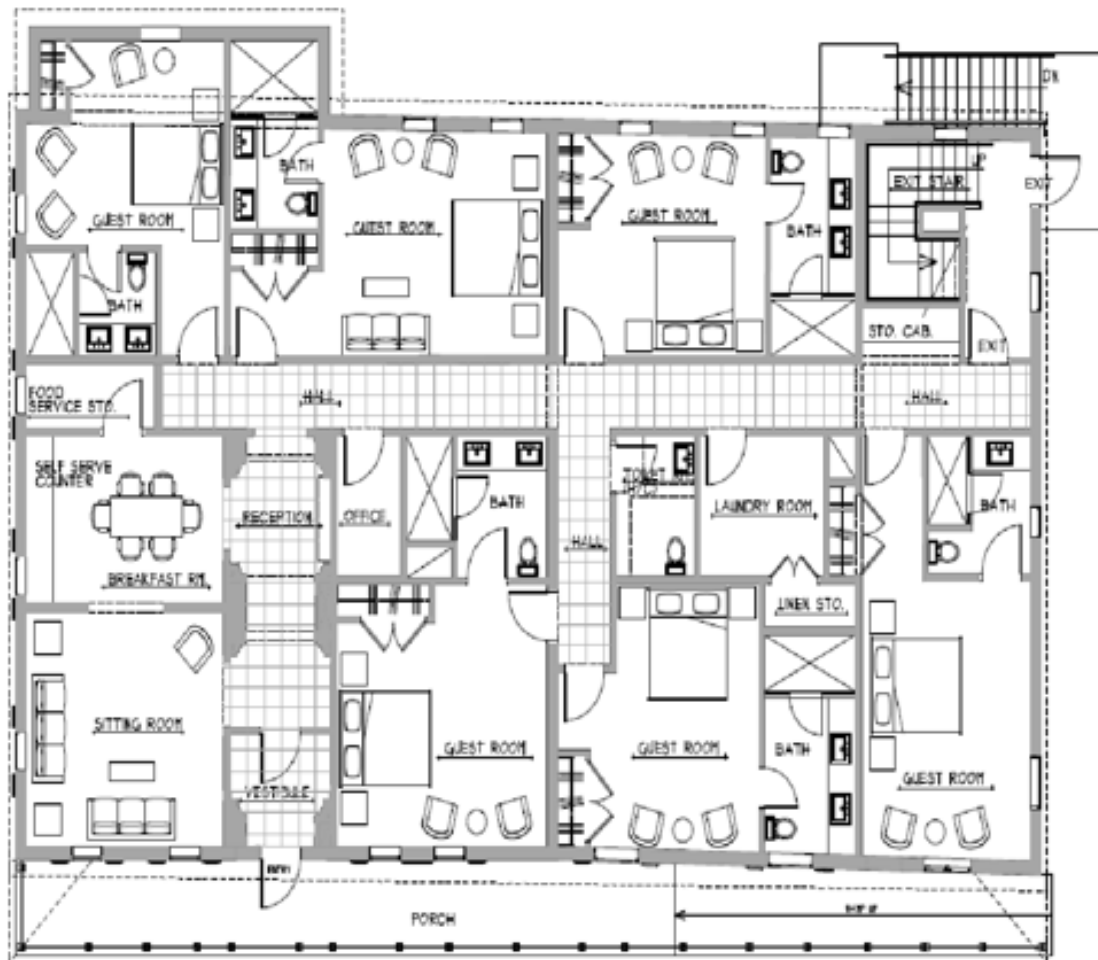
Were taxpayers' funds used?

No. All expenditures to purchase the properties, develop the project, apply for grants, and conduct the stabilization work were reimbursed by grants. Technically, grants are funded by taxpayers, but rather than our taxes going to grants for other municipalities, our Town is getting a share of those grants because of the Crossroads project. Both our County and State have enthusiastically supported the project because they see its potential for improving our community.

Current Drawings

The following are renderings of the project showing a site plan (on-site parking) and floor plans for the restaurant and hotel.





FEASIBILITY STUDY- SECOND FLOOR PLAN - INN