

Empire State Development announces completion of 100 Sweeney Street mixed-use development in North Tonawanda

\$5.4 million smart growth project adds to vibrancy of downtown waterfront district

Empire State Development Press Release

Empire State Development (ESD) announced the completion of 110 Sweeney Street, a new mixed-use development on the waterfront in the City of North Tonawanda. The project consists of a new, two-story 21,000-square-foot building that includes 15 residential units, two commercial spaces, and a newly opened ground-floor restaurant, District 37 Kitchen and Tap House.

ESD worked with the City of North Tonawanda to provide funding for the smart growth project in order to improve connectivity downtown and along the waterfront, while also promoting a dense walkable setting and a greater sense of pride for residents.

“ESD is contributing to the exciting renaissance North Tonawanda is experiencing, by support-

ing projects that will help restore an important business district to its former glory,” ESD President, CEO and Commissioner Hope Knight said. “The new 110 Sweeney Street mixed-use development on the waterfront is an example of a targeted investment that will attract new residents to what is fast becoming one of Western New York’s must-visit neighborhoods.”

Under the Buffalo Regional Innovation Cluster (Buffalo Billion round II), ESD worked with the City of North Tonawanda to provide \$3 million in funding for a \$13 million smart growth initiative involving a series of infrastructure and building activities intended to improve street-level amenities and connectivity in downtown North Tonawanda and its waterfront along the Erie Canal to promote a dense walkable setting and a



110 Sweeney Street rendering provided by Empire State Development.

greater sense of place. The project locations include Gateway Harbor Park, Main Street Green Infrastructure, Downtown Placemaking, YMCA Renovation, and 110 Sweeney Street.

Lumber City Development Corp. Executive Director Laura Wilson said, “Located at a key gateway to North Tonawanda’s downtown, this project helps implement our revitalization goals for the downtown and Erie Canal waterfront area. This project will increase residential density to help make North Tonawanda the ultimate live, work and play destination in Western New York.”

The City of North Tonawanda will use \$570,000 in NYS CDBG Economic Development funds through New York State Homes and Community Renewal to assist JFLR Enterprises LLC with the purchase of furniture, fixtures, machinery and equipment, working capital, soft costs and administrative expenses for District 37 Kitchen and Tap. The project will create

39 full-time-equivalent jobs over two years, with 34 to benefit low- and moderate-income persons.

New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas said, “As small businesses grow, they contribute to the quality of life and growth of the communities around them. This \$570,000 CDBG Economic Development grant will help District 37 Kitchen and Tap House, an integral component of 110 Sweeney Street, succeed and create 39 full-time jobs in a historic and vibrant downtown. Our investment in this enterprise is an investment in the future of North Tonawanda, and the entire 110 Sweeney Street project is something that all of Western New York can be excited about. When we work together to strategically boost economic development and expand housing options, we create a model for living and working that allows people to take advantage of everything a community has to offer.”

The key project at 110 Sweeney Street was also awarded a \$200,000 Restore NY grant. The mixed-use development is located along the Historic Erie Canal, which was once used as a lumber handling port and shipping center in the early 19th and 20th centuries. The ground floor of the project includes the recently opened District 37 Kitchen and Tap House, named after a bar where workers in the 1830s would reportedly go to relax and have a drink. District 37 Tap Room was opened by the Berrafato family, who have over 60 years in the Western New York restaurant business.

There is a mix of one-and two-bedroom units that include energy-efficient mechanicals, electronic entry, associated Wi-Fi controls, LED lighting and energy-efficient appliances. The building is located in the historic district, which features turn-of-the-century architecture, traditional mixed-use buildings, and a walkable streetscape. Downtown North Tonawanda is anchored by the historic Riviera Theatre, which is surrounded by numerous successful new developments, as well as significant public enhancements to Gateway Harbor Park and along Webster and Manhattan streets.

Louis Riggio, developer at JFLR Enterprise, said, “Our investment team is thrilled to take part in the growth of the historic downtown entertainment district located on North Tonawanda’s breathtaking waterfront. We would like to
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