

Phase 2 of revitalization begins

South Street Apartments breaks ground today

POST-STAR STAFF REPORT

GLENS FALLS – Saratoga Springs-based developer Bonacio Construction will hold a groundbreaking ceremony for “phase 2” of its continuing Glens Falls revitalization project this afternoon.

Bonacio has invited state and local officials to South Street at 1 p.m. on Oct. 15 as it breaks ground on the new mixed-used housing initiative, according to a press release.

South Street Apartments, the press release explains, will be a 70-unit mixed-income complex “designed with affordability and disability services in mind.”

The development, located across from the Market Square project (phase 1 of the Glens Falls revitalization program), will include 1, 2 and 3-bedroom apartments, as well as workforce training programs by SUNY Adirondack on the first floor, Bonacio said. Market Square is currently under construction.

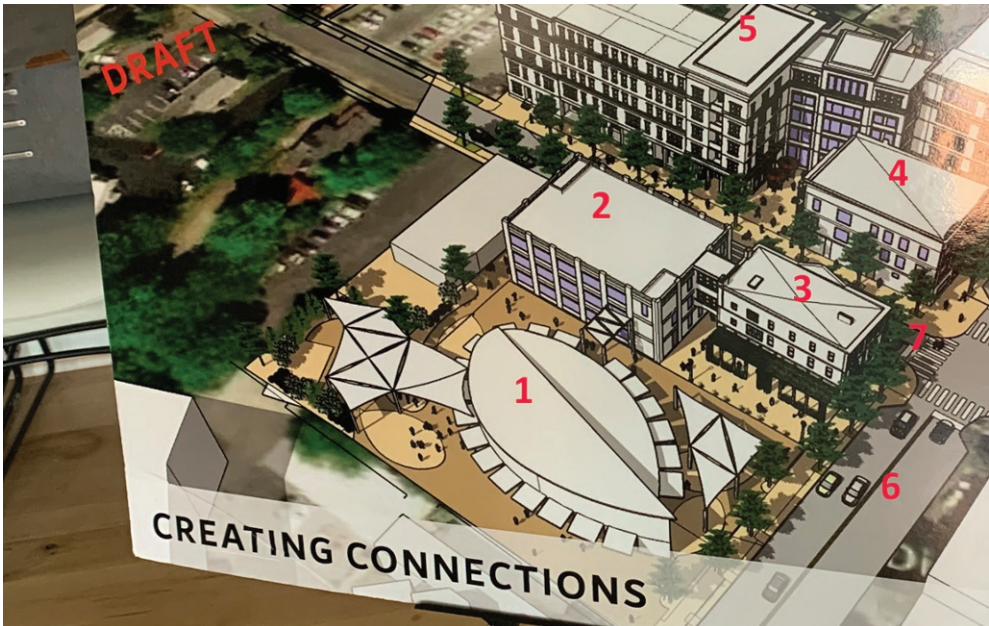
struction.

According to Bonacio, the new South Street Apartments complex was “designed to complement the city’s Downtown Revitalization Initiative (DRI), [and] the development will replace underutilized land with a vibrant new residential and community anchor.”

Sonny Bonacio, CEO, and Larry Novik, president, of Bonacio will be joined by: Darren Scott, upstate east director of development for New York State Homes and Community Renewal; Sen. Dan Stec (R-45); Assemblymember Carrie Woerner (D-113); and Bill Collins, Glens Falls City mayor.

Bonacio thanked Gov. Kathy Hochul, NYS Homes and Community Renewal, and the City of Glens Falls for making the project possible. It also recognized additional key partners NBT Bank, M&T Realty Capital, Red Stone Equity, SAIL, CWI, WAIT House, and SUNY Adirondack in the press release.

The 1 p.m. Wednesday groundbreaking will be held at the Events Downtown Center at 57 South Street in Glens Falls.



PROVIDED IMAGE. GRAPHICS ADDED.

This image of the intersection of South and Elm streets in Glens Falls shows the plan for the overall Downtown Revitalization Initiative. 1: The pavilion-style Market Square building now under construction. 2: The “incubator” building on Elm Street. 3: The former Hot Shots bar building at the intersection of Elm and South streets. 4: The former Sandy’s Clam Bar building. 5: A planned mixed-use building of retail or commercial on the main floor and “workforce housing” on the upper floors. 6: South Street. 7: Elm Street.

SOUTH GLENS FALLS FINALIZES CELLULAR EASEMENT DEAL



ALEX PORTAL/APORTAL@POSTSTAR.COM

Village officials have finalized steps to sign over a permanent easement to Verizon Wireless for its use of the village water tower as a placement for cellular network equipment.

ALEX PORTAL aportal@poststar.com

SOUTH GLENS FALLS – Officials have finalized steps to sign over a permanent easement to Verizon Wireless for its use of the village water tower as a placement for cellular network equipment.

In July, the village board was approached by the communications company with an offer to purchase a permanent easement, which it had been leasing on an annual basis, for its use of the water tower. The original offer was negotiated to \$802,000 but was bumped up to \$1.383 million when the deal included the village signing over its lease agreement with T-Mobile as well.

“The two current leases actually

stay in effect. What we’re doing in assigning the leases to [Verizon], they collect the revenues that we otherwise would have collected, they get an additional 500-square-feet of space on the top of the tower. If they get other vendors or another cellular company to rent from them, we get 50% of those revenues as well,” village attorney Bill Nikas explained during the board’s Oct. 1 meeting. “If for some reason in the future it becomes uneconomical for them to continue, they can terminate the leases, we keep the money.”

The terms of the current lease agreements will stay the same. Nikas said the companies will have

discretion to enter the property atop the water tower as needed to manage and maintain its equipment but should coordinate with village officials before anything is done that might interfere with municipal operations.

The annual income for the village from the two leases was around \$75,000, however those agreements could have been terminated at any time by either company. The new contract allows the village to hold the \$1.383 million in a bank account and potentially collect roughly the same amount in interest payments in perpetuity.

Alex Portal is a staff writer. Contact: 518-742-3274, aportal@poststar.com.

Washington Co. man on parole arrested as fugitive out of Mass.

NATASHA VAUGHN-HOLDRIDGE nholdridge@poststar.com

GREENWICH – A Washington County man was arrested Monday and charged as a fugitive of justice out of Massachusetts.

The Washington County Sheriff’s Office arrested Nathan A. Nevins, 32, of Cossayuna, on Oct. 13. During an investigation, the Sheriff’s Office discovered that Nevins was a fugitive of justice out of Lynn District Court in Massachusetts.

According to the Sheriff’s Office, Nevins has several outstanding warrants in Massachusetts on the charges of: breaking and entering, malicious destruction of property, larceny, vehicle/boat felony, larceny over \$250, trespassing, assault and batters, threatening, and strangulation/suffocation.

Nevins was held at the Washington County Jail pending arraignments in Centralized Arraignment in Washington County Court. He is then expected to be extradited to Massachusetts for the charges he is facing there.

Nevins was previously incarcerated for crimes in New York in 2016. He was arrested after being caught during a police foot chase through downtown Glens Falls. The pursuit stemmed from a report of an armed robbery at the Union Square building at 9 Broad Street, that had been interrupted by one of the building’s owners. Three handguns were eventually recovered by police, and one officer had reportedly been hurt during the pursuit.

Nevins later agreed to a plea deal and was sentenced 11 years incarceration. At the time he was sentenced in Warren County Court, it was reported that Nevins had already had a lengthy criminal record in eastern Massachusetts where he lived prior to moving to New York, which had included a prior felony conviction.

Nevins had been released from custody from the armed robbery charges in August 2025 and was on parole at the time he was arrested as a fugitive Monday.

Natasha Vaughn-Holdridge is a staff writer. Contact her at: 518-742-3320; nholdridge@poststar.com