



**Mixed-Use
Housing**



**Local Business
Growth**



**Village
Identity**



**Pedestrian
Safety**



**Recreational
Connectivity**



Transform Glen Sanders Mansion Into Riverfront Housing



Project Location

1 Glen Ave

Project Type

New Development

Project Sponsor

GSM Apartments, LLC

Property Ownership

Mazzone Admin Group
Inc.

Total Project Cost

\$29,000,000

NY Forward Request

\$2,000,000

Sponsor Match

93%

Project Overview

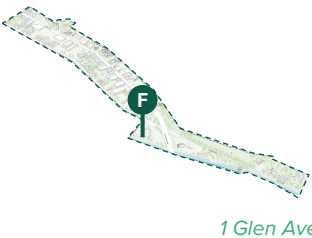
Glen Sanders Mansion, a premier local facility for more than 40 years, will be redeveloped into a 101-unit residential community on the banks of the Mohawk River. The project will convert 17 existing hotel rooms into studio apartments, add a four-story structure above the existing hotel, and replace the existing ballroom with a new six-story structure. The existing restaurant and original building will remain. Amenities will include outdoor gathering patios, plunge pools, a fitness and wellness studio, saunas, community rooms, smart-building features, a package room, and a second elevator.

Comments



NY Forward

Transform Glen Sanders Mansion Into Riverfront Housing



Existing Site Conditions

Angelo Mazzone transformed the property to be the capital district’s leading venue for conferences, events, and weddings by constructing a 50,000SF addition while maintain the charm and historical reference of the original house and property. After more than 40 years of being the premiere facility in the area, Angelo is looking to continue the history of Glen Sanders Mansion by redeveloping the property to create apartments and amenities for the local community.

Capacity & Partners

The Ownership/ Development team has completed several development Projects to include the following, which all offered unique experiences and challenges during the construction: Excelsior Park Apartments, Broadway 235 Apartments, both located in Saratoga Springs.

Alignment with Vision & Goals

The residents will positively impact the culture for the downtown businesses and directly support the shared vision for local development, economic health, and social well being.

Readiness & Timeframe

This project is pending funding, permitting, city approval and completion of construction drawings.



Above: Proposed Improvements

Project Category	Project Size	NY Forward Request
New Development	Extra Large	\$2,000,000