

Enliven 43 Central Avenue with an Active Ground Floor & Site Improvements

TOTAL NYF FUNDS REQUESTED \$100,000

TOTAL PROJECT COST \$220,000

% OF TOTAL PROJECT COST 45%



PROJECT DESCRIPTION

Ambitious Companies is proposing to upgrade 43 Central as the last phase of long-term transformation of the historic building. The renovation will include a new storefront and mural, complemented by site improvements. Restoration of the storefront would be the most impactful component of the project because it will replace an existing storefront that is both incompatible

with the building's original design as well as the character of the Central Avenue historic district.

A new mural would also be painted on the north side of the building facing Plum Bottom Creek. The north-side façade is very visible, and the owner would like to provide a welcoming mural to enliven the downtown area. To comply with the Lancaster Historic Preservation Commission guidelines, the mural will not be painted directly onto the brick. Instead, it will be produced as an adhesive material that can be safely applied to the historic brick facade. This method preserves the integrity of the historic structure while adding visual appeal to the downtown area.

In addition to the storefront upgrades and the mural, the owners would like to install lighting on the sides and rear of the building. Lighting is needed for safety, but the owner also wants to provide architectural lighting to illuminate the historic façade.

Site improvements are also proposed as part of the project and include paving the rear parking area, installing three EV Chargers, and constructing an enclosure for the dumpster.

PROJECT LOCATION / ADDRESS

43 Central Avenue, Lancaster, NY

PROJECT SPONSOR

Ambitious Enterprises

PROPERTY OWNER

The property is currently owned by 43 Central Holdings, LLC, which is owned by Ambitious Enterprises. Ambitious Enterprises includes Alex Sevryn, his brother, and another partner.



CAPACITY

Ambitious Enterprises is a \$50 million real estate company with projects throughout Upstate New York. The company has patiently restored 43 Central, including adding three apartments on the second floor, renovating the third floor for their offices, replacing 72 windows, and repointing and painting the façade.

Part of the completed renovations was funded by a New York Main Street grant and the owners are very familiar and comfortable with the regulations for the State funding including MWBE solicitation, SHPO compliance, and bidding. In addition, they have experience with historic tax credits.

PROJECT PARTNERS

Ambitious Enterprises is developing the project on their own.

REVITALIZATION STRATEGIES

NYF STRATEGIES

- **Promote adaptive reuse of historic buildings for modern needs in order to attract new and creative businesses:** The building upgrades will advance adaptive reuse of a historic building that will help maintain current tenants and attract future tenants.
- **Preserve Lancaster’s defining historic architecture:** 43 Central is a contributing building in the Central Avenue Historic District and the proposed improvements are compatible with historic district guidelines.
- **Work with local business owners to design storefronts that align with Lancaster’s historic aesthetic:** The current incompatible storefront will be replaced with one that is more compatible with the character of the building and the Central Avenue Historic District.

REDC STRATEGIES

- **Encourage redevelopment of downtowns and main streets:** Renovation of 43 Central advances the Strategy as it is consistent with the goals of the New York Main Street program and historic preservation principles to renovate and repurpose historic buildings in downtowns.

DECARBONIZATION

The decarbonization plan for the 43 Central Avenue project aligns with New York Forward’s overarching strategy to minimize greenhouse gas emissions. In addition to installing energy-efficient lighting systems and storefront windows, the project will feature three electric vehicle (EV) charging stations to encourage the use of electric vehicles and reduce fossil fuel consumption. The construction materials used for the facade and other improvements will be sourced for their sustainability and low environmental impact. The project will aim to meet the New York State Stretch Energy Code or obtain an Energy Star score of 90 or better using EPA’s Target Finder Calculator, thereby fulfilling the decarbonization criteria set by NY Forward.

RESILIENCY

The 43 Central Avenue project aligns with resiliency goals in several key areas: sustainable transportation through EV charging stations, enhanced public safety via architectural lighting, flood risk mitigation with improved paving, and better waste management through a dumpster enclosure.

PROJECT SYNERGIES

The project aligns well with NY Forward's broader revitalization strategies by focusing on aesthetic improvements, historical preservation, and sustainable development. Other NYF projects that will support and complement the project include:

- **Complementary Building Improvement Projects:** 43 Central would be part of a group of building improvement projects along Central Avenue, that together will have a transformative impact in the NYF target area. Proposed building improvement projects along or near Central Avenue complementary to 43 Central include Skoobs Grill, 32 Central Avenue, 1 West Main Street, Town Hall/Opera House updates, 16 Central Avenue, and multiple potential small project grant fund buildings.
- **Brookfield Avenue Senior Housing:** the proposed project at 43 Central Avenue is directly west and adjacent to the Brookfield Avenue Senior Housing project.

PUBLIC SUPPORT

Public support for the renovation of 43 Central Avenue has been positive, recognizing the project's multiple benefits to the community. The project aligns with local aspirations to preserve Lancaster's rich architectural heritage while modernizing its downtown area. The introduction of a new storefront, vibrant mural, and lighting installations is particularly welcomed as these aesthetic enhancements are expected to breathe new life into the Central Avenue Historic District. Additionally, the project's commitment to sustainability through the installation of EV charging stations and energy-efficient lighting systems has garnered praise for being forward-thinking and environmentally responsible.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Historic Storefront	\$50,000	NYF	Requested
Exterior Lighting	\$20,000		
Paving	\$50,000	Owner	Secured
3 EV Charging Stations	\$60,000		
Dumpster Enclosure	\$10,000		
Mural	\$20,000	NYF	Requested
Design	\$10,000		
Total NYF Funding Request			\$100,000
Total Funding from Other Sources			\$120,000
Total Project Cost			\$220,000
% Requested of Total Project Cost			45%

BUDGET NARRATIVE

Ambitious Enterprises requested quotes from local contractors familiar with the building and construction costs in Lancaster. As a real estate developer with extensive experience in renovating buildings, Ambitious Enterprises reviewed the costs and determined they were reasonable.

The quotes were reviewed by a local architectural firm and adjusted slightly to include a moderate

contingency to account for rising construction costs. A design fee was also added to the budget for professional architectural assistance to ensure the project is consistent with the Village's Historic Preservation Ordinance and related State Historic Preservation Office consultation.

The project sponsor is requesting \$100,000 in NYF funds representing 45% of the total project costs of \$220,000. The remainder, \$120,000, will be provided by the owners and is secured by a line of credit equity for the building.

PROJECT FEASIBILITY AND IMPACT

The proposed storefront renovation will support the existing office use of the first floor and could also support future retail or restaurant uses. Based on the economic and market analysis there is sufficient demand to support both retail and offices uses. Moreover, the attractive design will help to attract and maintain future tenants to ensure occupancy, regardless of use.

The proposed upgrades, particularly the restoration of the storefront, are expected to enhance the appeal of 43 Central Avenue, potentially increasing foot traffic and benefiting neighboring businesses. The installation of EV chargers promotes sustainable transportation, reducing carbon emissions in the downtown area. Architectural lighting designed to illuminate the historic façade will use energy-efficient fixtures, minimizing the environmental footprint.

The new mural on the north side of the building will act as a visual beacon, fostering community pride and reinforcing the historical identity of the Central Avenue district. The addition of lighting highlights the building's architectural features and ensures a safer environment for residents and visitors after dark.

The project represents a harmonious blend of historic preservation and modern enhancement, aiming to invigorate the Central Avenue historic district's visual and cultural landscape.

REGULATORY REQUIREMENTS

The proposed renovation project at 43 Central Avenue will need to comply with the following:

- **Site Plan Review:** The project will need to comply with the architectural design guideline components of the required site plan review, which includes Planning Board approval.
- **Historic Preservation Commission:** Projects in the Central Avenue Historic District must be reviewed & approved by the Historic Preservation Commission.
- **Zoning Compliance Letter:** All alterations in Lancaster require a Certificate of Zoning Compliance.
- **Building Permit:** Since the project is small it may or may not require a local building permit.

TIMELINE FOR IMPLEMENTATION

Anticipated Start Date: January 2025

Project Stage	Timeframe
Funding Contract Approval & Authorization to Proceed <ul style="list-style-type: none"> • Execution of contracts with funding agency 	4 Months
Design & Bid Process <ul style="list-style-type: none"> • Prepare final design and construction documents for storefront and site work • Review and approvals by local boards, SHPO review • Solicit bid requests • Review and award bid requests • Obtain permits and compliance letters 	8 Months
Construction <ul style="list-style-type: none"> • Storefront and site demolition • Site work • Storefront construction, mural and lighting installation 	6 Months
Total Time Frame	18 Months

Anticipated Completion Date: Summer 2026

EXISTING CONDITIONS



PROPOSED CONDITIONS

