



Village of Lancaster NY Forward Public Workshop #2 Workshop Summary

August 9, 2023
6:00 – 7:30 PM

Performance Advantage Company
10 West Main Street, Lancaster, NY

The second Lancaster NY Forward (NYF) Public Workshop was held on August 6, 2023, from 6:00 pm to 7:30pm at Performance Advantage Company on West Main Street. The workshop was open to the public and well attended by members of the community. Overall, there were 39 attendees who signed in upon arrival as well as several others who did not sign in.

As attendees filed into the meeting space, they were greeted at the front door by a member of the consultant team who explained the purpose of the stations and project evaluation exercises at the core of the workshop. The workshop was set up in an open house format which allowed attendees to move freely throughout the room to complete the exercises at their own pace, while members of the consultant were available around the room to answer any questions and listen to any comments attendees had to say. An online component of the exercises conducted at the workshop was posted on the project website (www.LancasterNYForward.com) for any members of the community who were unable to attend the workshop. The online component remained open until August 31, 2023.

Station 1 – NYF Forward 101

This station was comprised of two boards, one depicting the timeline of the NYF process and another board for general questions about the NYF program. These boards were stationed at the front of the room and had a consultant team member present to answer any questions attendees had.

Station 2 – Vision, Goals, and Strategies

This station was comprised of boards that presented the vision statement, goals, and strategies for the Lancaster NYF program which were developed over the course of several LPC meetings and through feedback gathered from the first public workshop and public survey. As attendees entered the meeting space, it was recommended they review these boards before moving onto the project evaluation boards. Five overarching goals were established for this program: (1) preserve & celebrate what makes Lancaster unique; (2) foster a thriving local business environment that encourages entrepreneurship & supports business



growth; (3) facilitate diverse & inclusive housing solutions; (4) encourage health & wellness for residents & visitors; and (5) implement sustainable & environmentally friendly practices.

Station 3 – Issues, Opportunities, and Trends

This station was comprised of several boards that illustrated the issues, opportunities, and trends identified in the Village of Lancaster's NYF boundary, which were identified through the development of the Downtown Profile and Assessment and through feedback received from the Local Planning Committee and the public. Topics covered on these boards included (1) regional and historic setting, (2) natural environment, (3) built environment, (4) demographic characteristics, and (5) economic conditions. Attendees were free to review these boards at their own pace and ask the consultant team any questions about them.

Station 4 – Project Evaluations

Overall, there were 19 projects presented at the workshop in addition to a map of the Lancaster NYF boundary which illustrated the location of each of the 32 projects submitted for funding consideration (with projects 20-32 representing potential projects for the Small Project Fund). Each project profile provided preliminary information about the project including: the title of the project, its location, the project sponsor, a project summary, total project costs, and the amount of NYF funds requested. Utilizing the exercise packet handed to them as they first arrived, each attendee was asked to evaluate all 19 projects based on two questions: (1) Is this a project that will transform Downtown Lancaster and attract additional investment?; and (2) How well does the project align with the five overarching goals established for the Lancaster NYF program? Overall, 33 evaluation forms were completed in-person at the public workshop while an additional 210 were completed utilizing the online version of the form. Results from both the in-person and online surveys can be found in Appendix A along with the boards that were presented at the workshop.



Appendix A:

Village of Lancaster NY Forward
Project Feedback Summary



PROJECT COST: \$2,250,000
NYF FUNDS REQUESTED: \$1,250,000

Construct a New Mixed Use Building at 75-77 Central Avenue

Location

75-77 Central Avenue

Project Summary

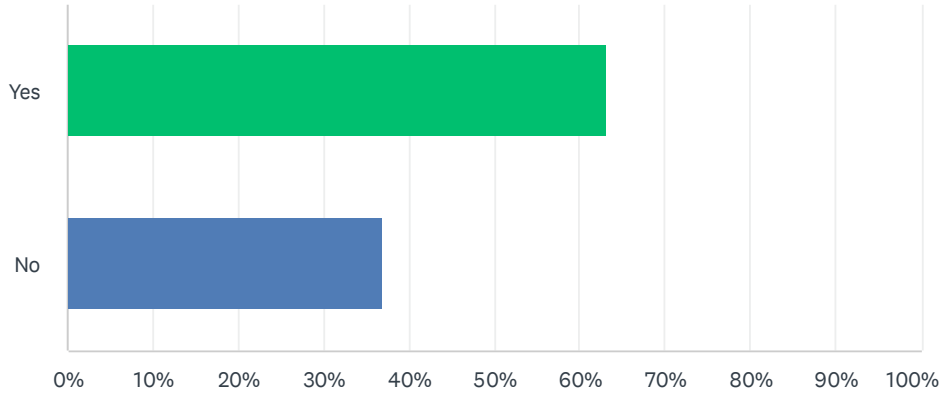
The project sponsor is proposing constructing a new two-story mixed-use building with four apartments and ground floor commercial.

Sponsor

Simme Advantage Real Estate

Q1 Is this a project that will transform Downtown Lancaster and help attract additional investment?

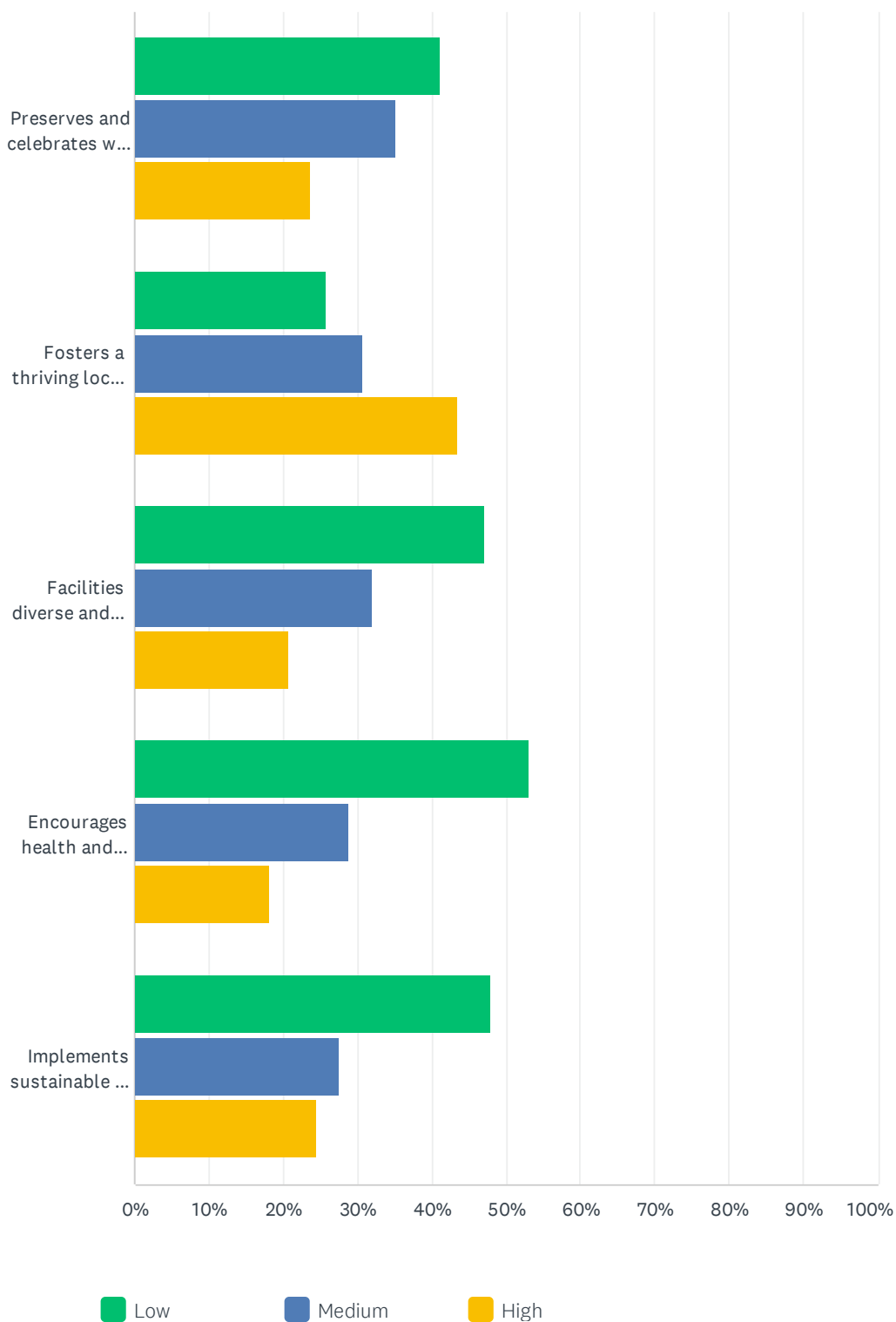
Answered: 236 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	63.14%	149
No	36.86%	87
TOTAL		236

Q2 Please rank how strongly the above project aligns with the below goals

Answered: 234 Skipped: 13



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	41.20% 96	35.19% 82	23.61% 55	233
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	25.86% 60	30.60% 71	43.53% 101	232
Facilities diverse and inclusive housing solutions	47.19% 109	32.03% 74	20.78% 48	231
Encourages health and wellness for residents and visitors	53.02% 123	28.88% 67	18.10% 42	232
Implements sustainable and environmental friendly practices	48.03% 110	27.51% 63	24.45% 56	229



Expand & Enhance Skoobs Village Grill

Location

50 Central Avenue

Project Summary

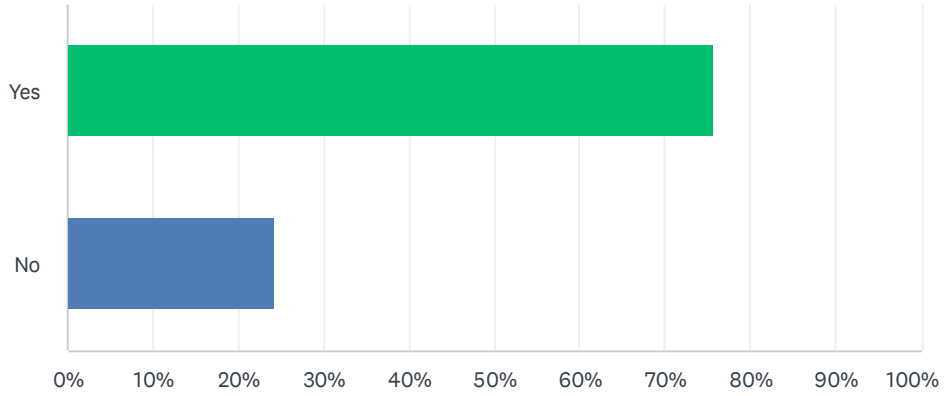
The project sponsor is proposing interior and exterior renovations to the building, including creating a rooftop patio and a four-season outdoor dining room.

Sponsor

Skoobs Village Grill

Q3 Is this a project that will transform Downtown Lancaster and help attract additional investment?

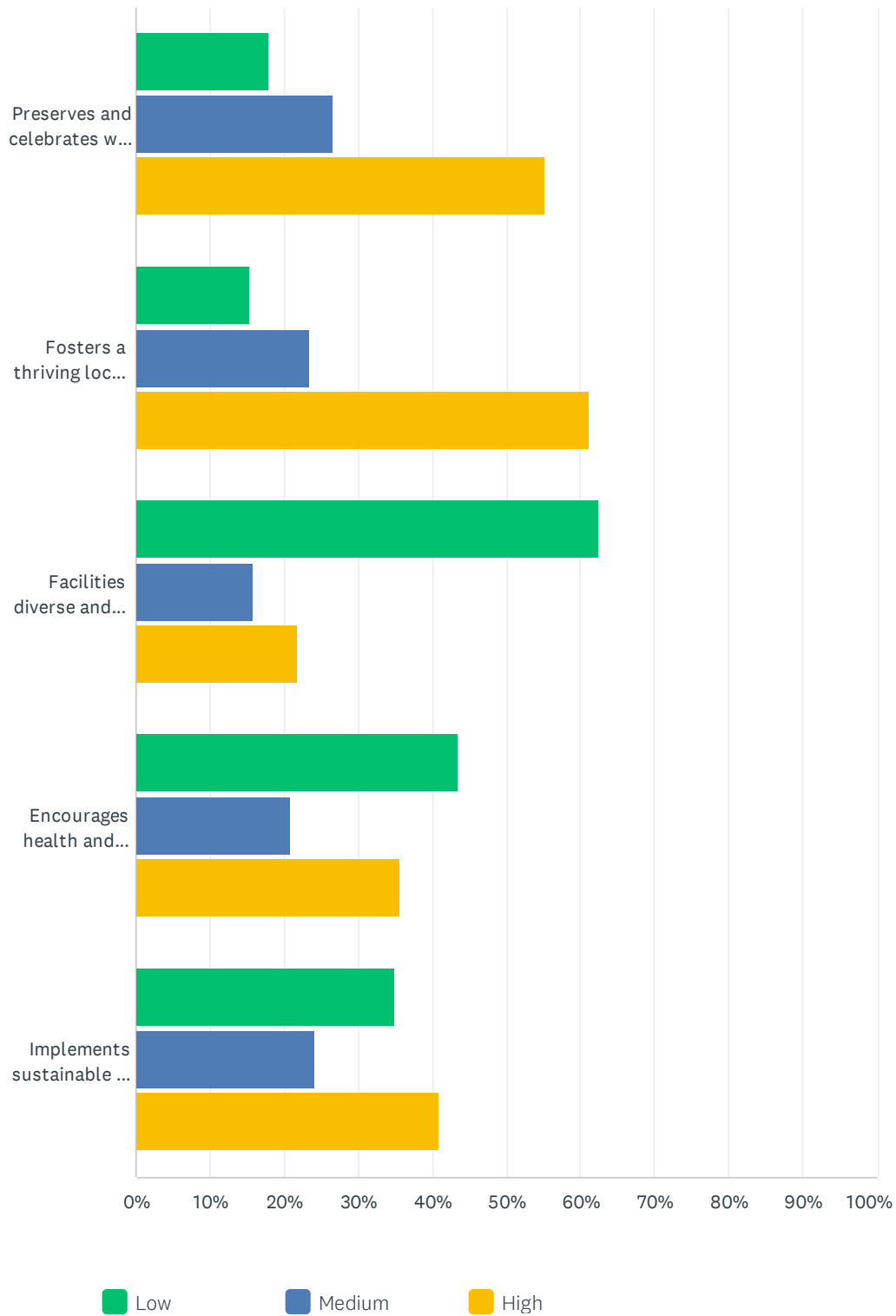
Answered: 234 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	75.64%	177
No	24.36%	57
TOTAL		234

Q4 Please rank how strongly the above project aligns with the below goals

Answered: 228 Skipped: 19



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	17.98% 41	26.75% 61	55.26% 126	228
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	15.42% 35	23.35% 53	61.23% 139	227
Facilities diverse and inclusive housing solutions	62.44% 138	15.84% 35	21.72% 48	221
Encourages health and wellness for residents and visitors	43.56% 98	20.89% 47	35.56% 80	225
Implements sustainable and environmental friendly practices	35.00% 77	24.09% 53	40.91% 90	220



PROJECT COST: \$375,000
NYF FUNDS REQUESTED: \$210,000

Introduce a New Restaurant & Additional Housing at 110 Central Avenue

Location

110 Central Avenue

Project Summary

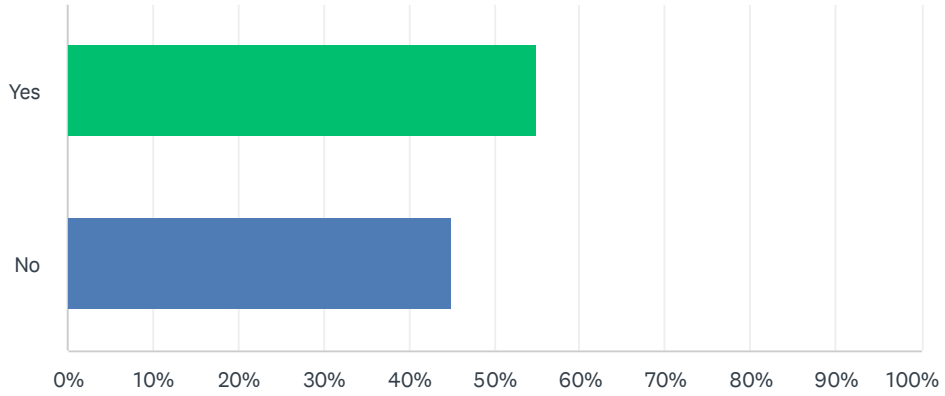
The project sponsor is proposing creating a new plant-based restaurant in the building's ground floor and renovating the two existing residential units.

Sponsor

Braata LLC

Q5 Is this a project that will transform Downtown Lancaster and help attract additional investment?

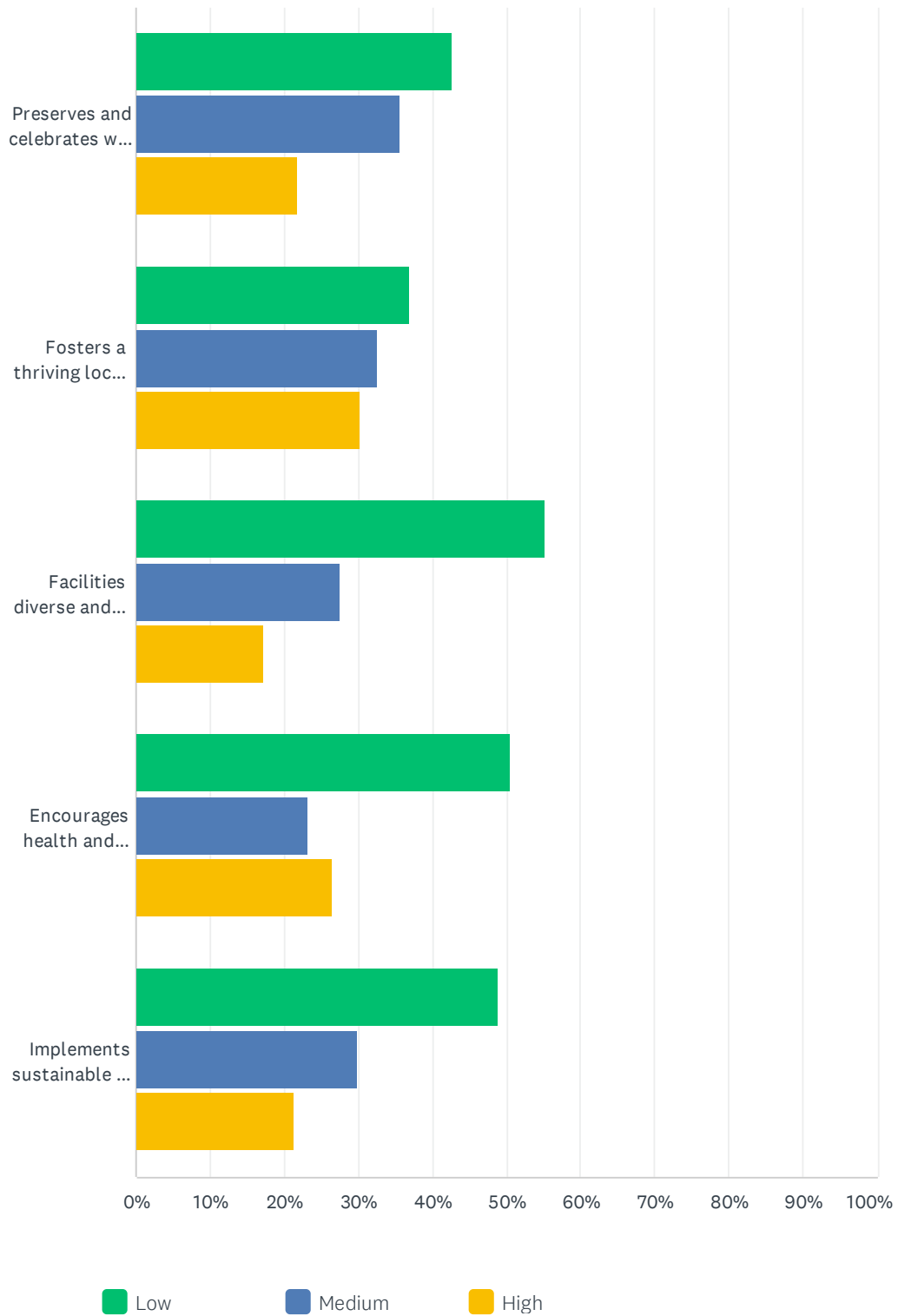
Answered: 220 Skipped: 27



ANSWER CHOICES	RESPONSES	
Yes	55.00%	121
No	45.00%	99
TOTAL		220

Q6 Please rank how strongly the above project aligns with the below goals

Answered: 217 Skipped: 30



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	42.59% 92	35.65% 77	21.76% 47	216
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	36.92% 79	32.71% 70	30.37% 65	214
Facilities diverse and inclusive housing solutions	55.14% 118	27.57% 59	17.29% 37	214
Encourages health and wellness for residents and visitors	50.46% 109	23.15% 50	26.39% 57	216
Implements sustainable and environmental friendly practices	48.84% 105	29.77% 64	21.40% 46	215



PROJECT COST: \$1,290,000
NYF FUNDS REQUESTED: \$1,290,000

Renovate the Boys & Girls Club and Create a New Teen Center

Location

5440 Broadway

Project Summary

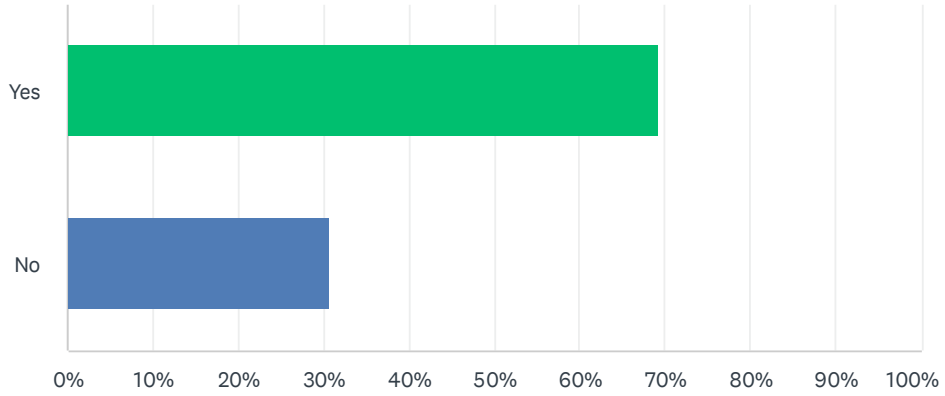
The project sponsor would complete facade, exterior, and interior improvements to the building, including creating a new Teen Center, rehabilitating its five existing residential units, and creating one additional residential unit.

Sponsor

Russell J. Salvator Boys
& Girls Club of Depew Lancaster

Q7 Is this a project that will transform Downtown Lancaster and help attract additional investment?

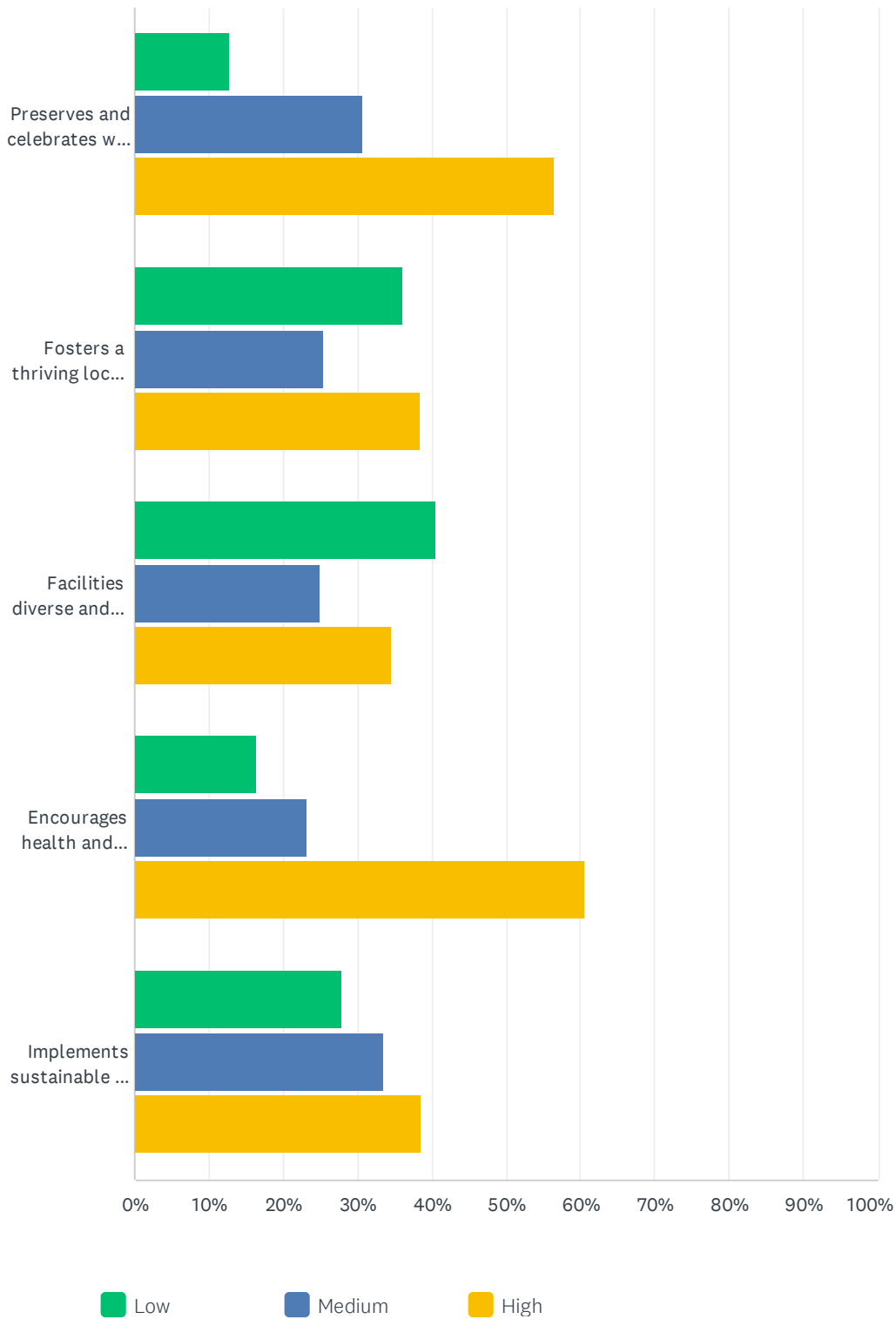
Answered: 221 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	69.23%	153
No	30.77%	68
TOTAL		221

Q8 Please rank how strongly the above project aligns with the below goals

Answered: 221 Skipped: 26



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	12.84% 28	30.73% 67	56.42% 123	218
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	36.11% 78	25.46% 55	38.43% 83	216
Facilities diverse and inclusive housing solutions	40.55% 88	24.88% 54	34.56% 75	217
Encourages health and wellness for residents and visitors	16.36% 36	23.18% 51	60.45% 133	220
Implements sustainable and environmental friendly practices	27.91% 60	33.49% 72	38.60% 83	215



Improve Connectivity & Access at 11-19 West Main Street

Location

11-19 West Main Street

Project Summary

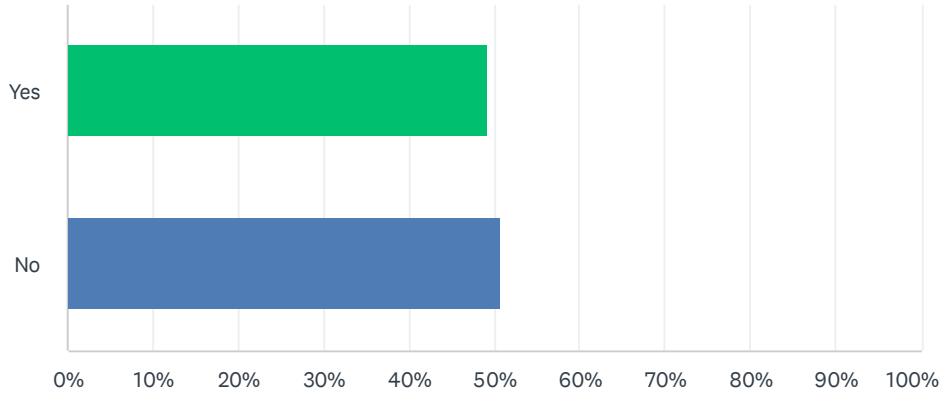
The project sponsor proposes constructing an enhanced allway between the two buildings that would connect West Main Street to the rear parking area, in addition to installing ADA mechanical door openers.

Sponsor

Plum Bottom Creek Properties, LLC

Q9 Is this a project that will transform Downtown Lancaster and help attract additional investment?

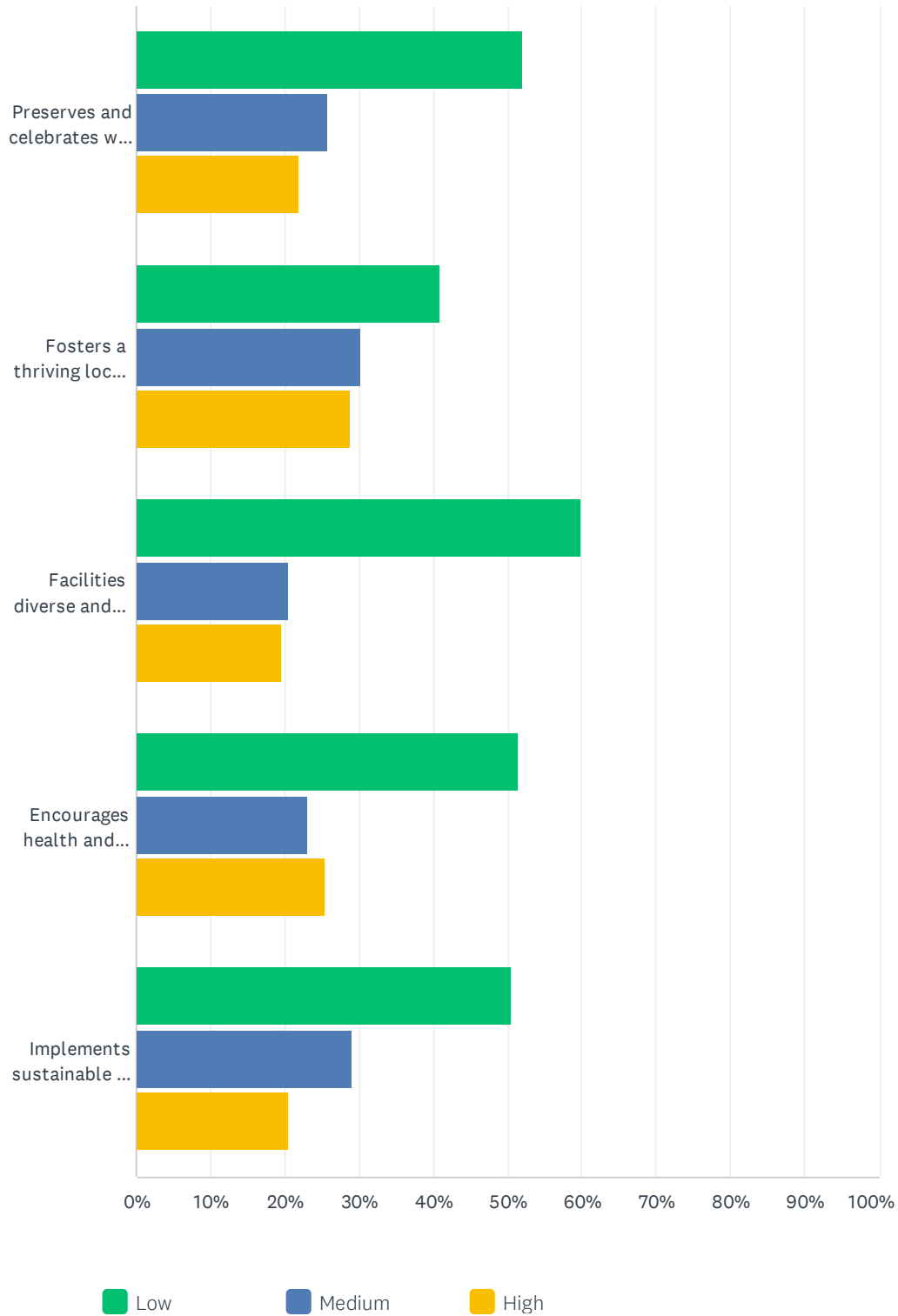
Answered: 213 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	49.30%	105
No	50.70%	108
TOTAL		213

Q10 Please rank how strongly the above project aligns with the below goals

Answered: 214 Skipped: 33



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	52.11% 111	25.82% 55	22.07% 47	213
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	41.04% 87	30.19% 64	28.77% 61	212
Facilities diverse and inclusive housing solutions	60.00% 126	20.48% 43	19.52% 41	210
Encourages health and wellness for residents and visitors	51.42% 109	23.11% 49	25.47% 54	212
Implements sustainable and environmental friendly practices	50.48% 106	29.05% 61	20.48% 43	210



Create Expanded Interior & Exterior Space

Location

32-36 Central Avenue

Project Summary

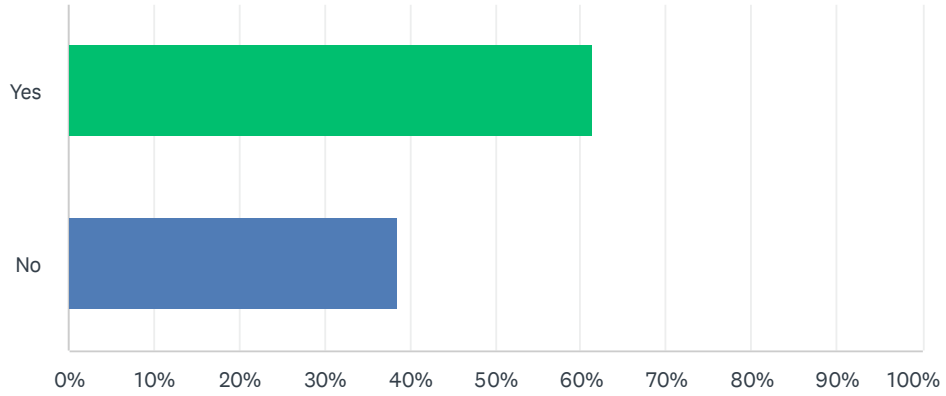
The project sponsor is proposing renovations to the two adjacent buildings, including creating a new commercial space in the 34-36 Central basement and converting the existing drive to an enhanced pedestrian alley.

Sponsor

31 Central Avenue Inc.

Q11 Is this a project that will transform Downtown Lancaster and help attract additional investment?

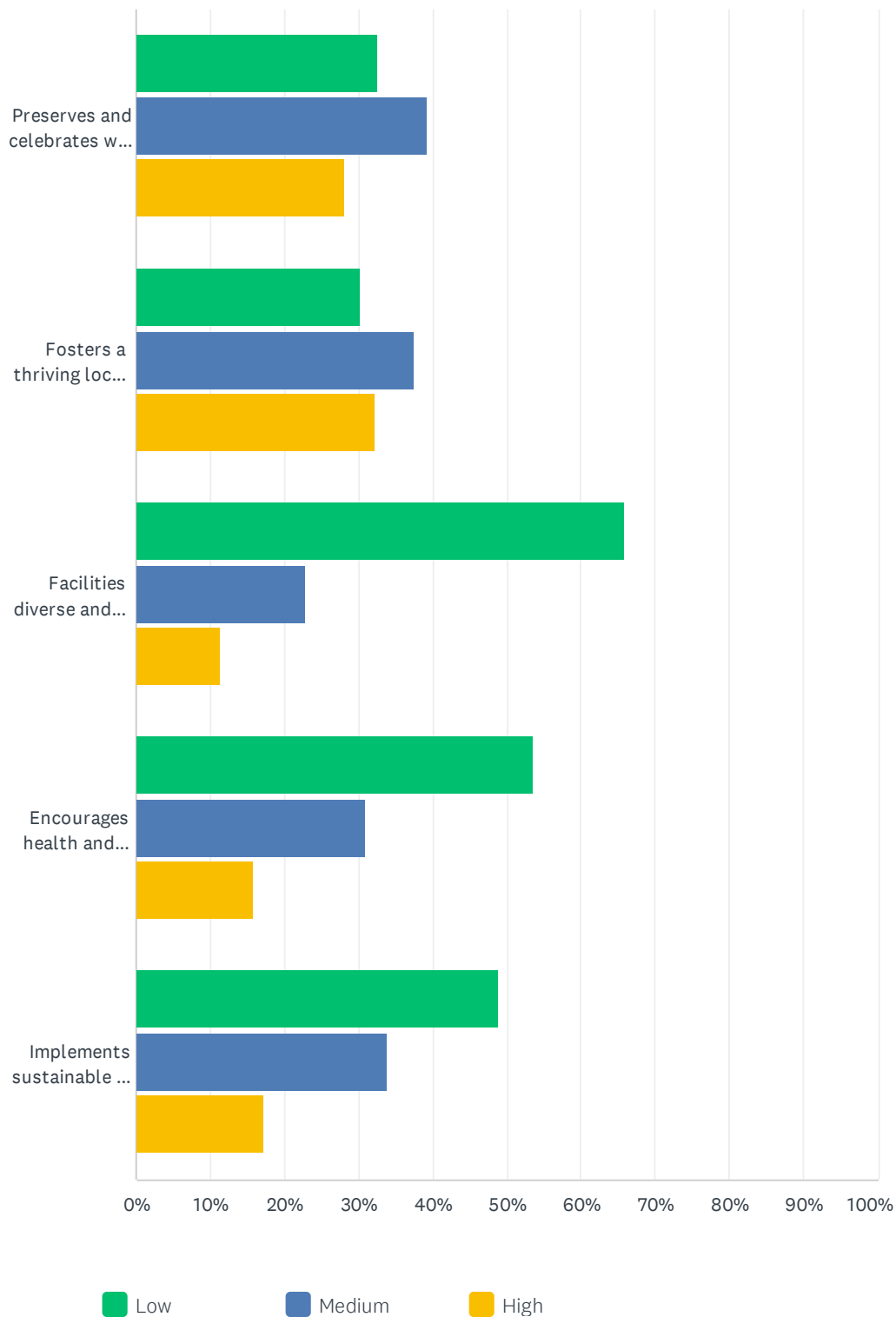
Answered: 212 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	61.32%	130
No	38.68%	82
TOTAL		212

Q12 Please rank how strongly the above project aligns with the below goals

Answered: 206 Skipped: 41



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	32.52% 67	39.32% 81	28.16% 58	206
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	30.24% 62	37.56% 77	32.20% 66	205
Facilities diverse and inclusive housing solutions	65.84% 133	22.77% 46	11.39% 23	202
Encourages health and wellness for residents and visitors	53.43% 109	30.88% 63	15.69% 32	204
Implements sustainable and environmental friendly practices	48.77% 99	33.99% 69	17.24% 35	203



PROJECT COST: \$300,000
NYF FUNDS REQUESTED: \$300,000

Continue the Revitalization of West Main Street at 20 West Main

Location

20 West Main Street

Project Summary

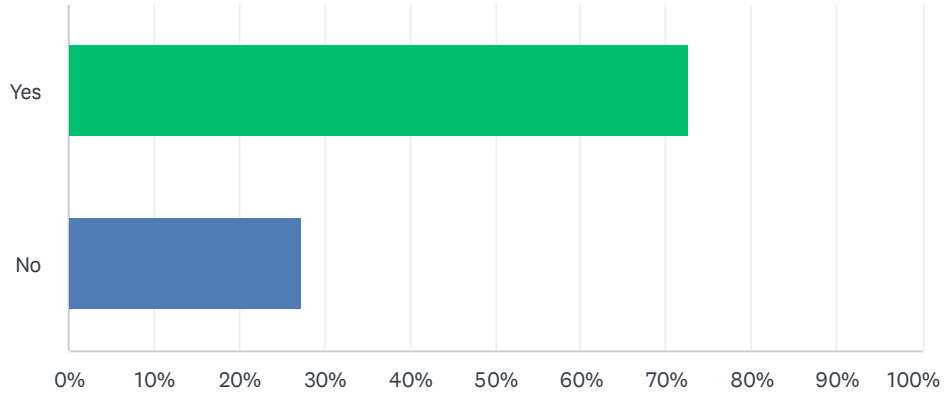
The project sponsor is proposing additional enhancements to the planned 20 West Main Street building, including a new 3,000-SF outdoor community patio space.

Sponsor

Plum Bottom Creek Properties LLC

Q13 Is this a project that will transform Downtown Lancaster and help attract additional investment?

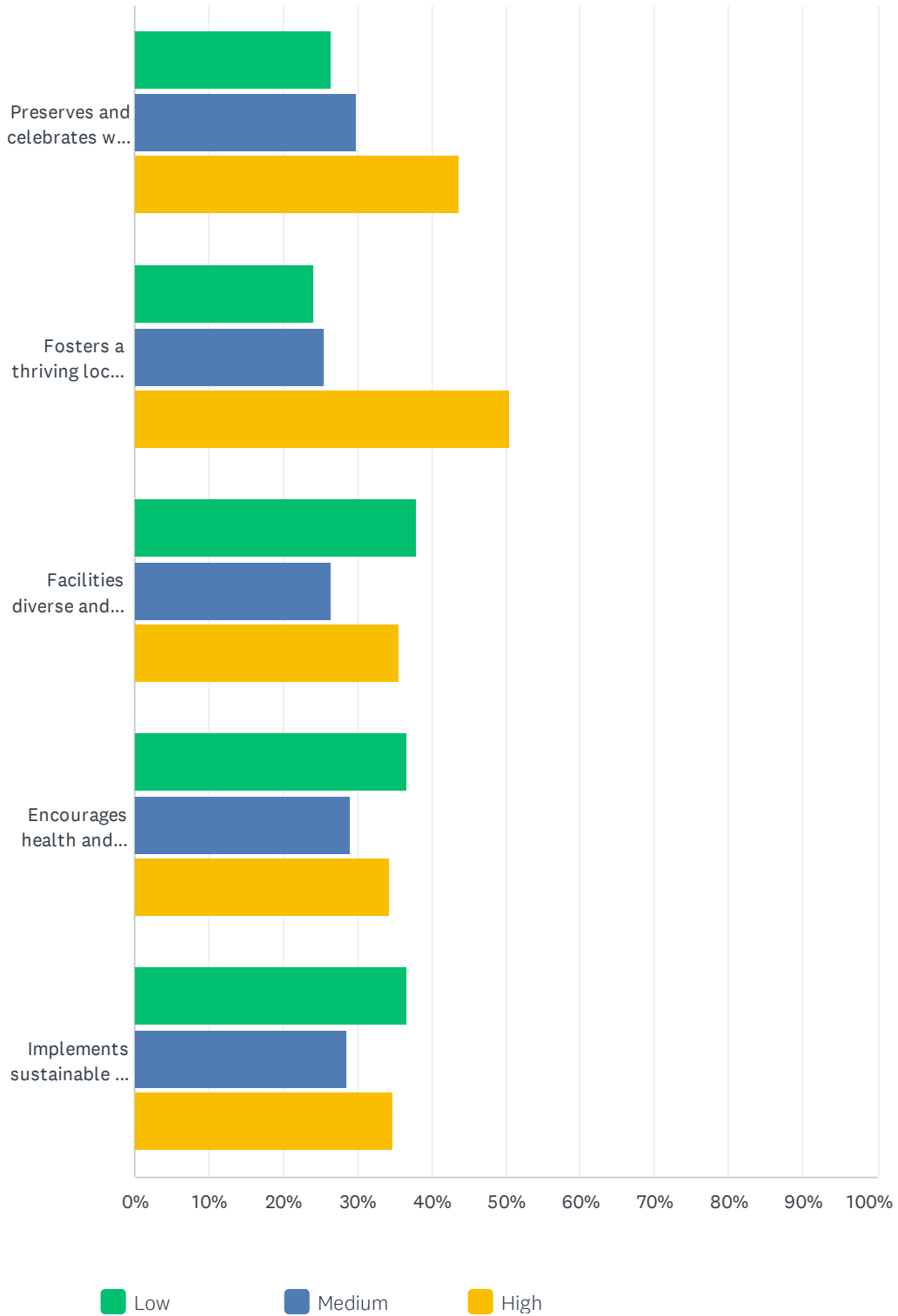
Answered: 213 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	72.77%	155
No	27.23%	58
TOTAL		213

Q14 Please rank how strongly the above project aligns with the below goals

Answered: 208 Skipped: 39



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	26.44% 55	29.81% 62	43.75% 91	208
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	24.04% 50	25.48% 53	50.48% 105	208
Facilities diverse and inclusive housing solutions	37.98% 79	26.44% 55	35.58% 74	208
Encourages health and wellness for residents and visitors	36.71% 76	28.99% 60	34.30% 71	207
Implements sustainable and environmental friendly practices	36.71% 76	28.50% 59	34.78% 72	207



PROJECT COST: \$168,366
NYF FUNDS REQUESTED: \$168,366

Create Enhanced Pedestrian Path Connecting to the Municipal Parking Lot

Location

5423 Broadway

Project Summary

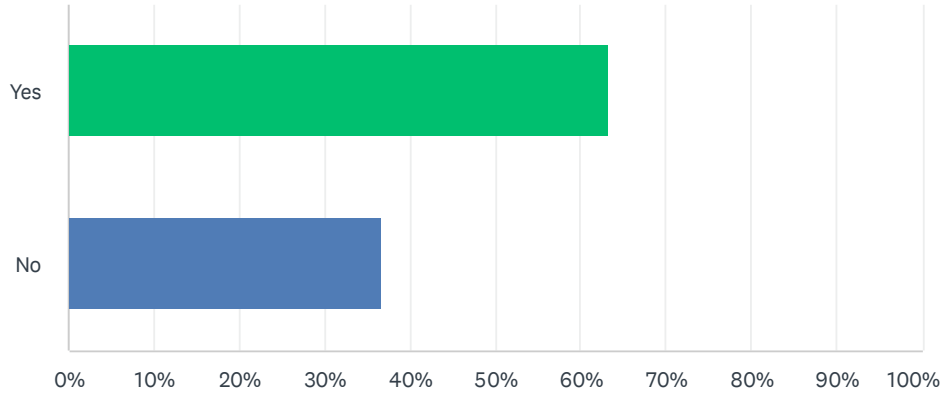
The project sponsor is proposing creating an enhanced pocket park connector between the Municipal Building parking lot and Broadway.

Sponsor

Village of Lancaster

Q15 Is this a project that will transform Downtown Lancaster and help attract additional investment?

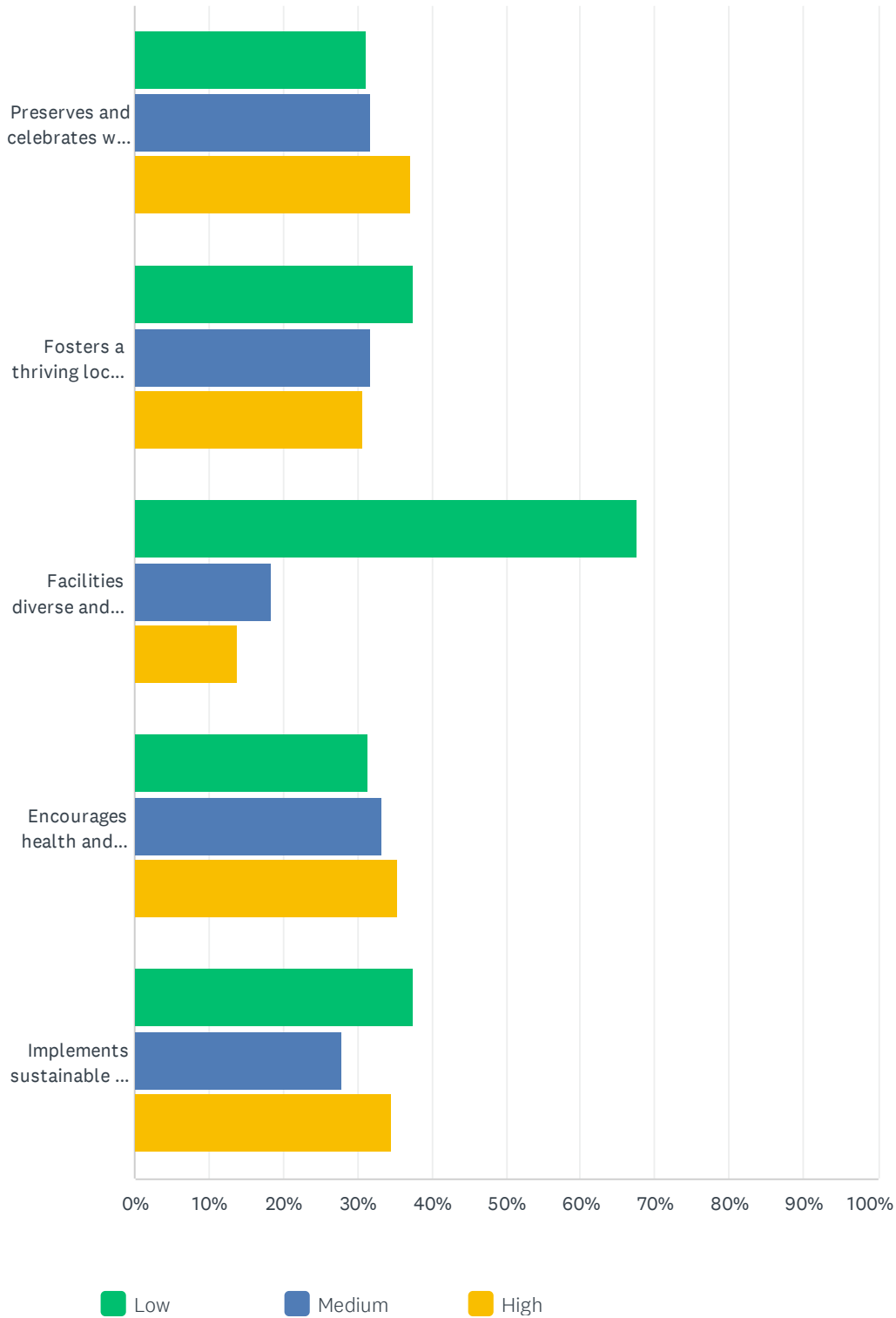
Answered: 210 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes	63.33%	133
No	36.67%	77
TOTAL		210

Q16 Please rank how strongly the above project aligns with the below goals

Answered: 202 Skipped: 45



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	31.19% 63	31.68% 64	37.13% 75	202
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	37.62% 76	31.68% 64	30.69% 62	202
Facilities diverse and inclusive housing solutions	67.66% 136	18.41% 37	13.93% 28	201
Encourages health and wellness for residents and visitors	31.34% 63	33.33% 67	35.32% 71	201
Implements sustainable and environmental friendly practices	37.50% 75	28.00% 56	34.50% 69	200



PROJECT COST: \$1,614,373
NYF FUNDS REQUESTED: \$1,614,373

Transform the Former Masonic Temple into a Wellness Center

Location

5497 Broadway

Project Summary

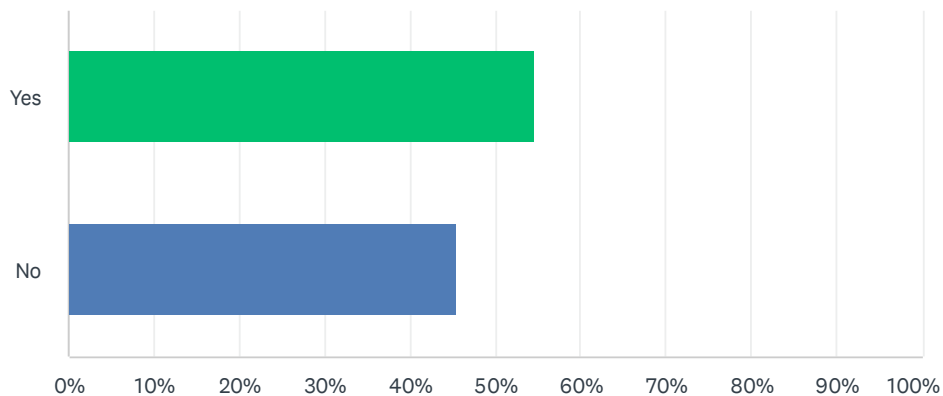
The project sponsor is proposing exterior and interior improvements to the former Masonic Temple for its use as a Wellness & Community Center, including providing ADA access.

Sponsor

Whole Fitness & Wellness Center

Q17 Is this a project that will transform Downtown Lancaster and help attract additional investment?

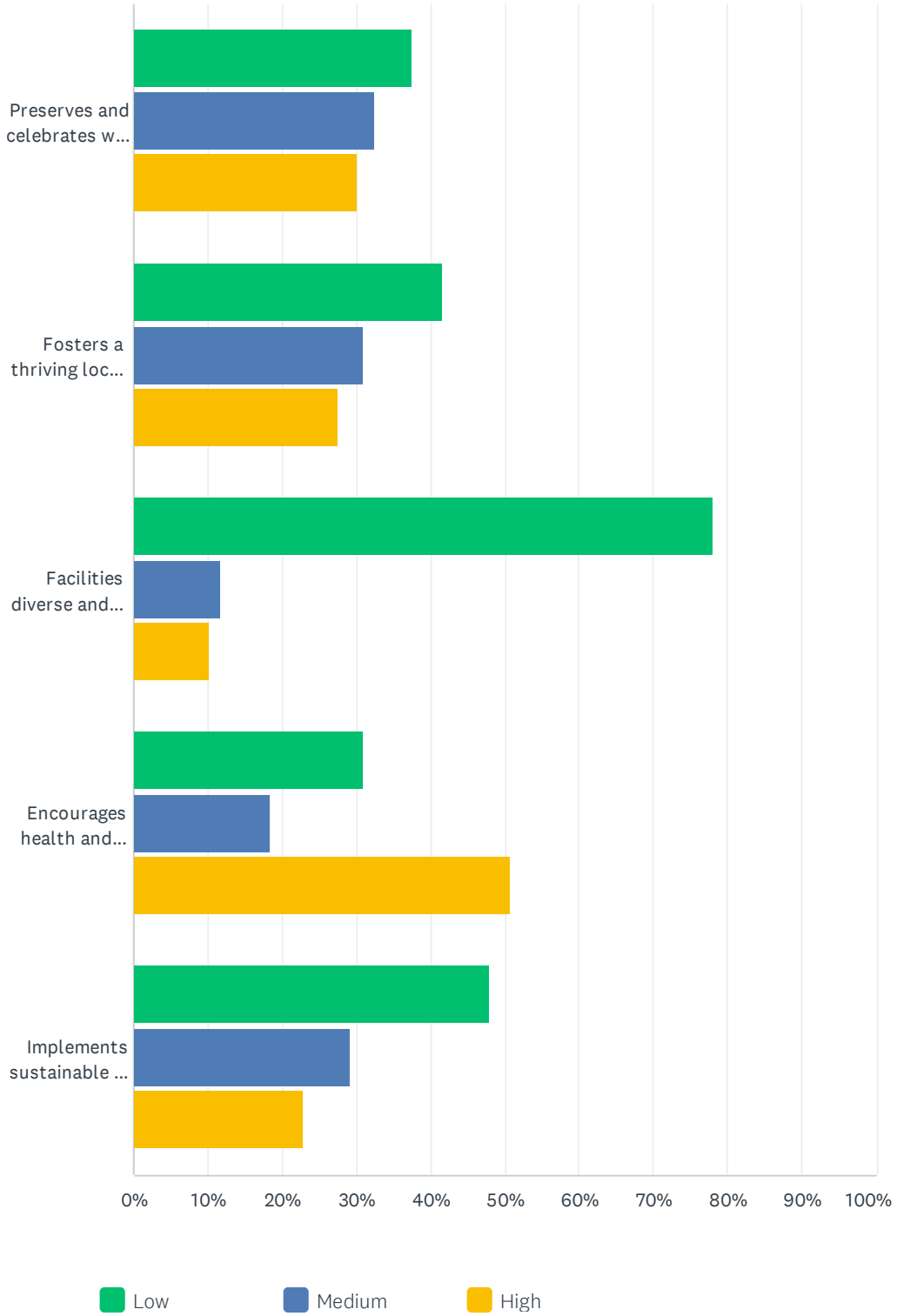
Answered: 205 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	54.63%	112
No	45.37%	93
TOTAL		205

Q18 Please rank how strongly the above project aligns with the below goals

Answered: 201 Skipped: 46



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	37.50% 75	32.50% 65	30.00% 60	200
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	41.50% 83	31.00% 62	27.50% 55	200
Facilities diverse and inclusive housing solutions	78.06% 153	11.73% 23	10.20% 20	196
Encourages health and wellness for residents and visitors	30.85% 62	18.41% 37	50.75% 102	201
Implements sustainable and environmental friendly practices	47.98% 95	29.29% 58	22.73% 45	198



PROJECT COST: \$11,730,000
NYF FUNDS REQUESTED: \$2,000,000

Construct New Senior Housing along Plum Bottom Creek

Location

Brookfield Place

Project Summary

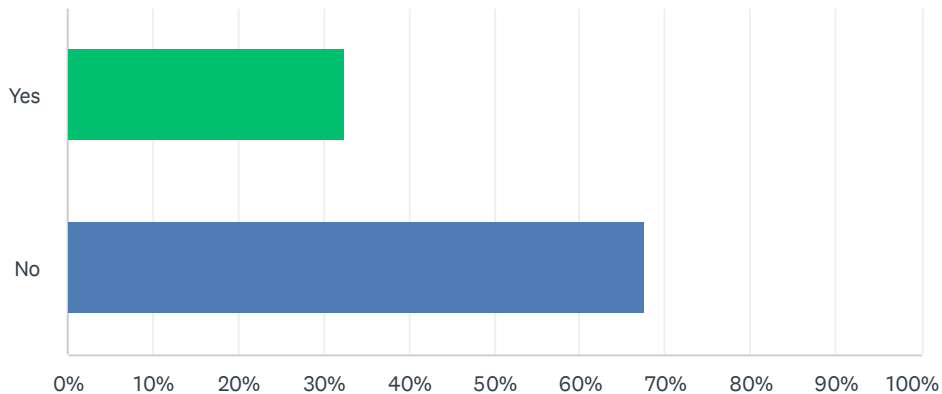
The project sponsor is proposing constructing a new 36-unit senior housing development, 15% of which would be affordable, on this currently vacant parcel.

Sponsor

Brookfield Interest LLC

Q19 Is this a project that will transform Downtown Lancaster and help attract additional investment?

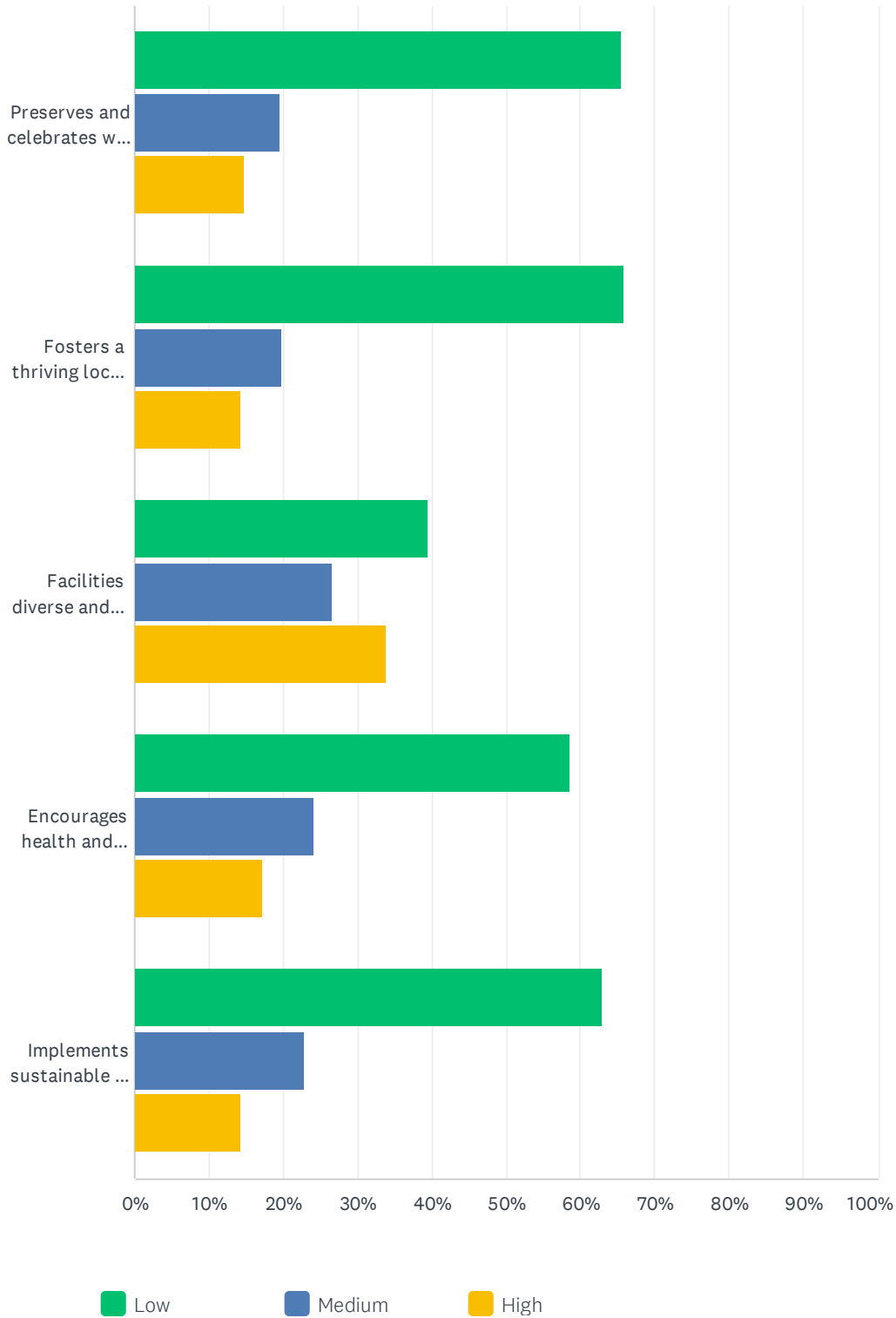
Answered: 213 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	32.39%	69
No	67.61%	144
TOTAL		213

Q20 Please rank how strongly the above project aligns with the below goals

Answered: 203 Skipped: 44



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	65.52% 133	19.70% 40	14.78% 30	203
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	65.84% 133	19.80% 40	14.36% 29	202
Facilities diverse and inclusive housing solutions	39.41% 80	26.60% 54	33.99% 69	203
Encourages health and wellness for residents and visitors	58.62% 119	24.14% 49	17.24% 35	203
Implements sustainable and environmental friendly practices	62.87% 127	22.77% 46	14.36% 29	202



PROJECT COST: \$174,100
NYF FUNDS REQUESTED: \$147,985

Renovate 43 Central Avenue

Location

43 Central Avenue

Project Summary

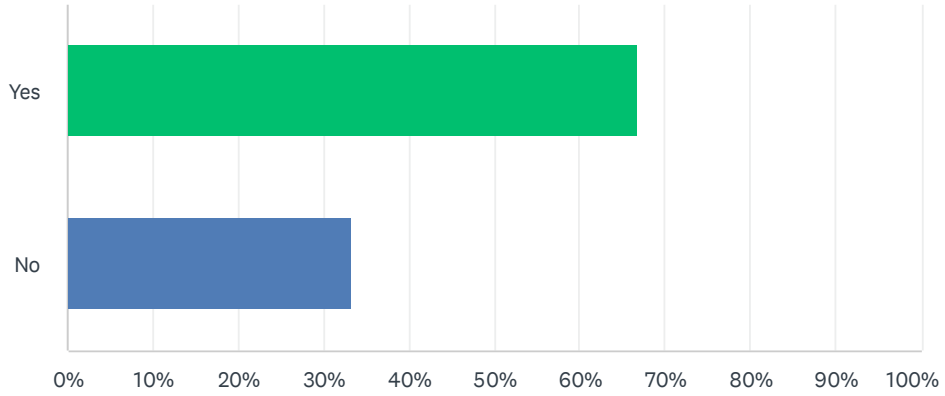
The project sponsor is proposing exterior improvements to the building, including facade enhancements, a mural, exterior lighting, and parking lot and site improvements.

Sponsor

Ambitious Enterprises

Q21 Is this a project that will transform Downtown Lancaster and help attract additional investment?

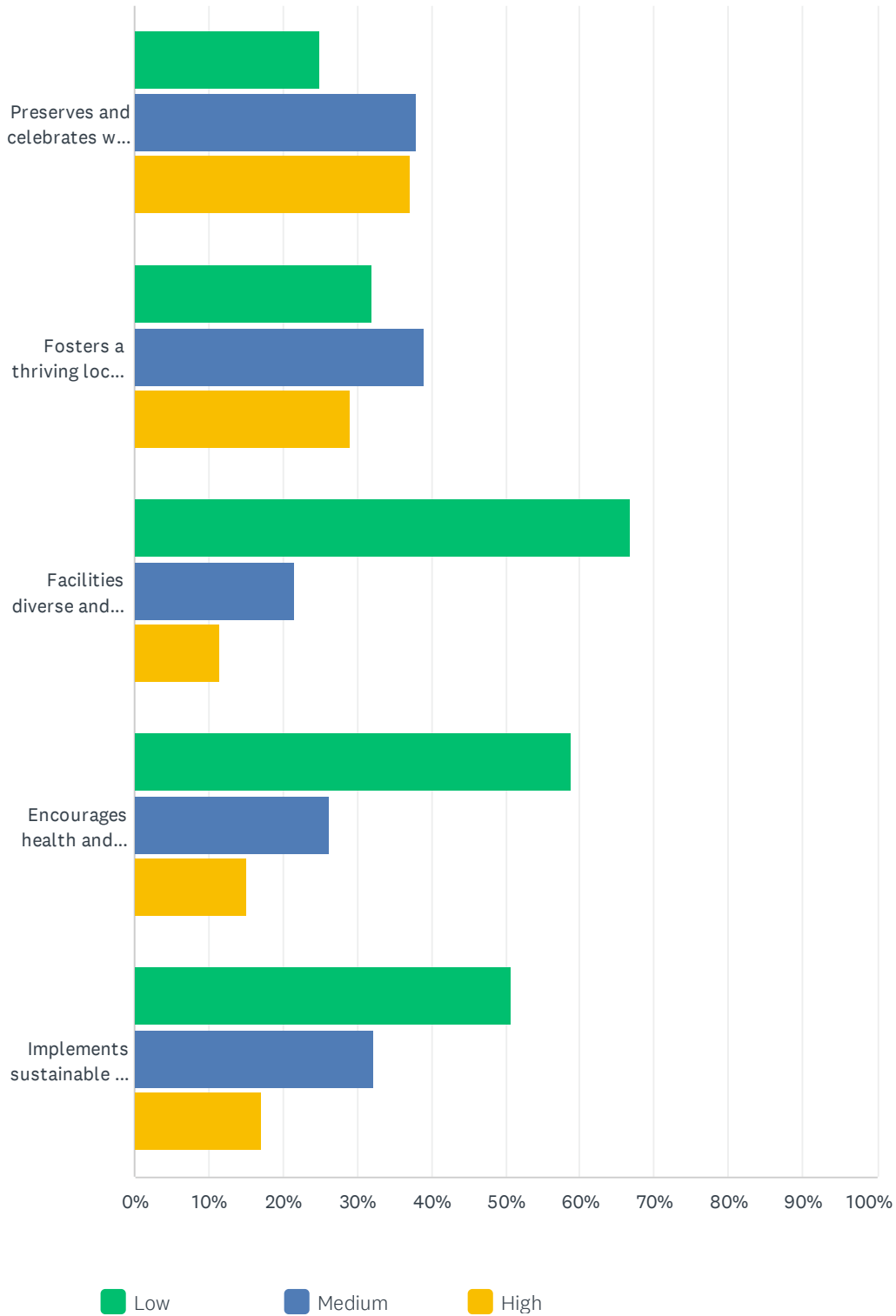
Answered: 208 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	66.83%	139
No	33.17%	69
TOTAL		208

Q22 Please rank how strongly the above project aligns with the below goals

Answered: 200 Skipped: 47



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	25.00% 50	38.00% 76	37.00% 74	200
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	32.00% 64	39.00% 78	29.00% 58	200
Facilities diverse and inclusive housing solutions	66.83% 133	21.61% 43	11.56% 23	199
Encourages health and wellness for residents and visitors	58.79% 117	26.13% 52	15.08% 30	199
Implements sustainable and environmental friendly practices	50.75% 101	32.16% 64	17.09% 34	199



PROJECT COST: \$298,250
NYF FUNDS REQUESTED: \$298,250

Replace Windows at the Historical Museum

Location

40 Clark Street

Project Summary

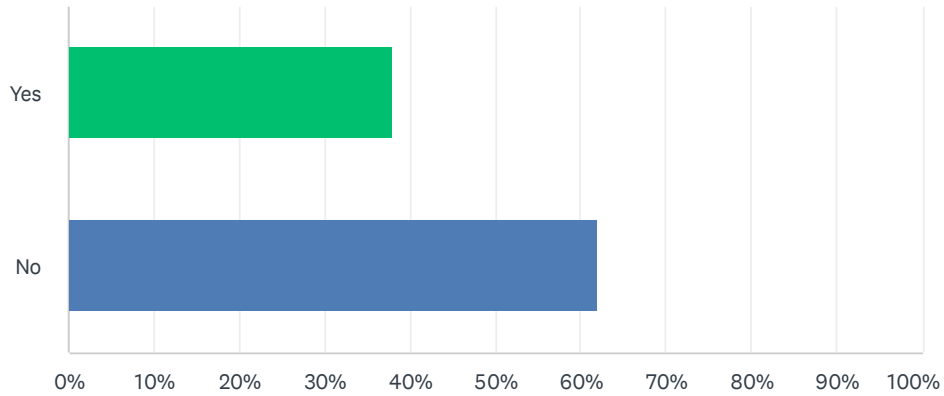
The project sponsor is proposing replacing the building's windows with new energy efficient, historically appropriate windows.

Sponsor

Town of Lancaster

Q23 Is this a project that will transform Downtown Lancaster and help attract additional investment?

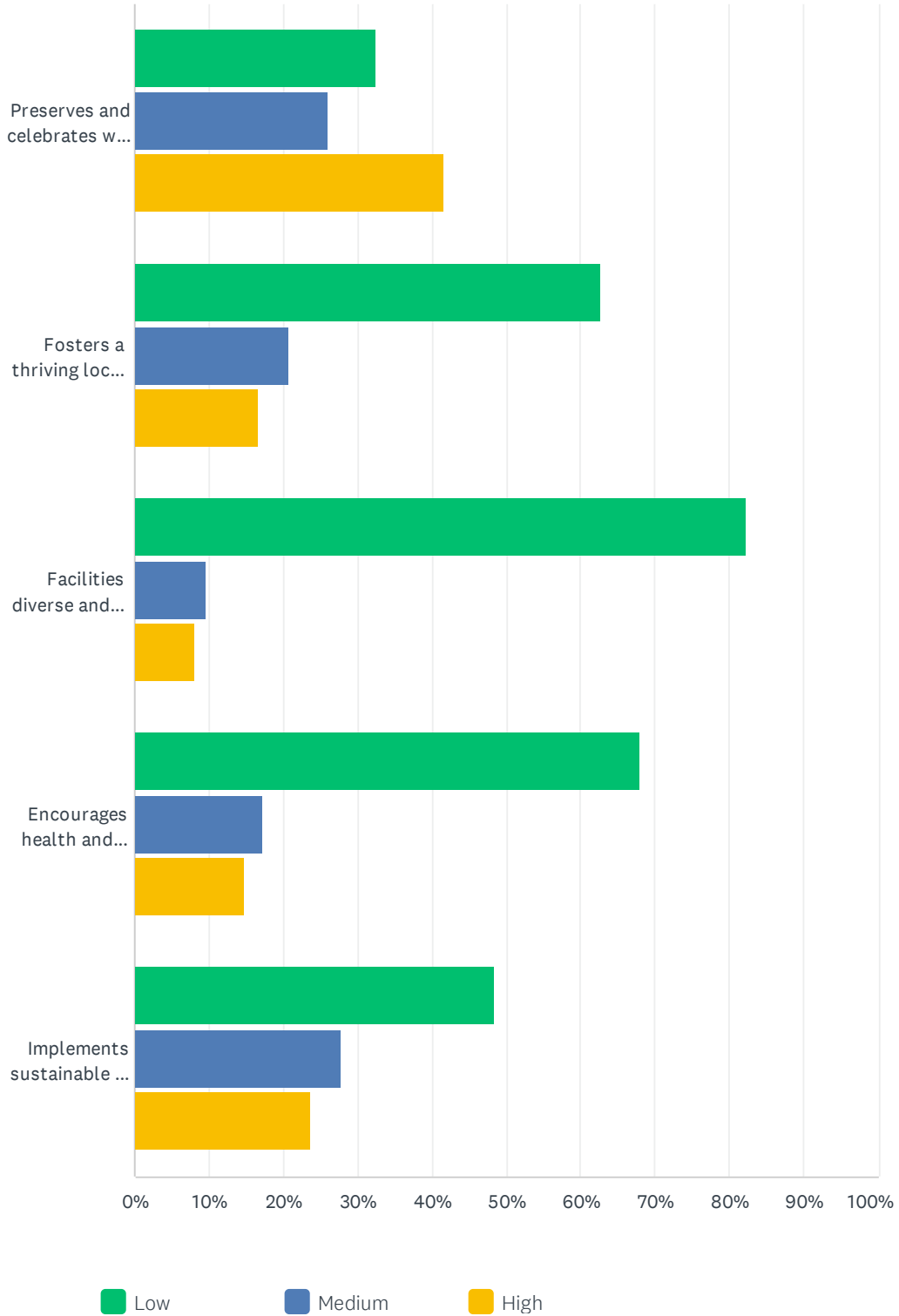
Answered: 206 Skipped: 41



ANSWER CHOICES	RESPONSES	
Yes	37.86%	78
No	62.14%	128
TOTAL		206

Q24 Please rank how strongly the above project aligns with the below goals

Answered: 200 Skipped: 47



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	32.50% 65	26.00% 52	41.50% 83	200
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	62.63% 124	20.71% 41	16.67% 33	198
Facilities diverse and inclusive housing solutions	82.23% 162	9.64% 19	8.12% 16	197
Encourages health and wellness for residents and visitors	68.02% 134	17.26% 34	14.72% 29	197
Implements sustainable and environmental friendly practices	48.48% 96	27.78% 55	23.74% 47	198



PROJECT COST: \$2,655,000
NYF FUNDS REQUESTED: \$2,655,000

Update & Celebrate the Lancaster Town Hall/Opera House

Location

21 Central Avenue

Project Summary

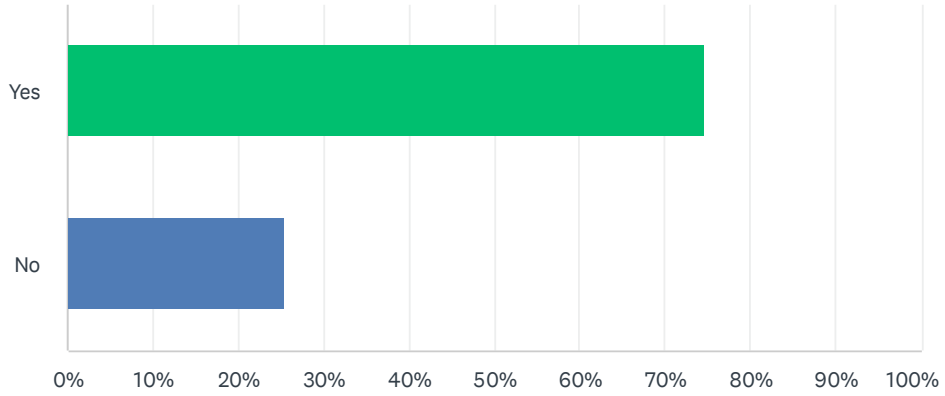
The project sponsors are proposing exterior and interior building improvements, including entrance enhancements, new windows, exterior signage, and restoration of the theater and lobby.

Sponsor

Town of Lancaster &
Lancaster Opera House

Q25 Is this a project that will transform Downtown Lancaster and help attract additional investment?

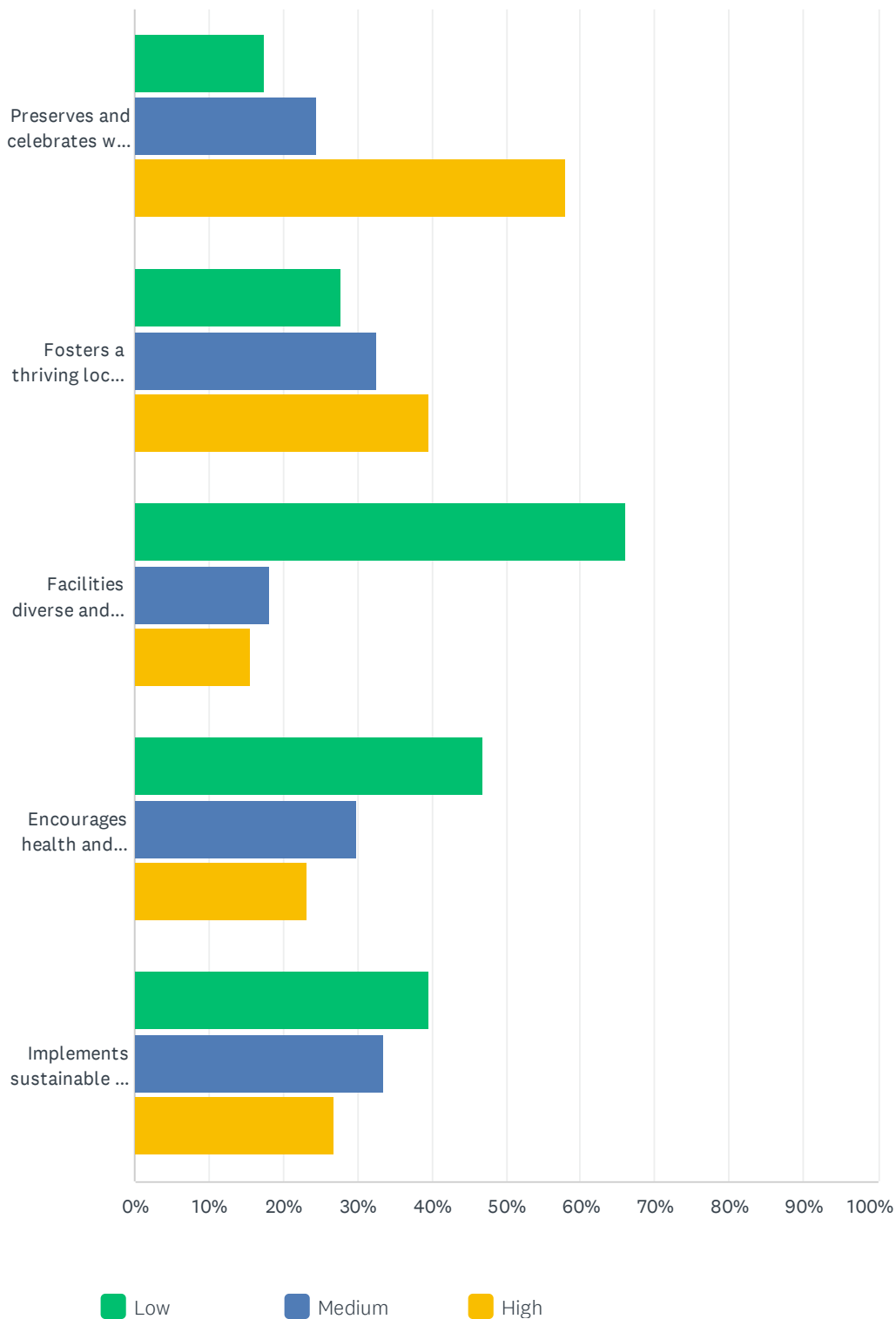
Answered: 205 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	74.63%	153
No	25.37%	52
TOTAL		205

Q26 Please rank how strongly the above project aligns with the below goals

Answered: 200 Skipped: 47



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	17.50% 35	24.50% 49	58.00% 116	200
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	27.64% 55	32.66% 65	39.70% 79	199
Facilities diverse and inclusive housing solutions	66.16% 131	18.18% 36	15.66% 31	198
Encourages health and wellness for residents and visitors	46.97% 93	29.80% 59	23.23% 46	198
Implements sustainable and environmental friendly practices	39.59% 78	33.50% 66	26.90% 53	197



PROJECT COST: \$102,000
NYF FUNDS REQUESTED: \$102,000

Install Public Wifi throughout the Central Business District

Location

Throughout

Project Summary

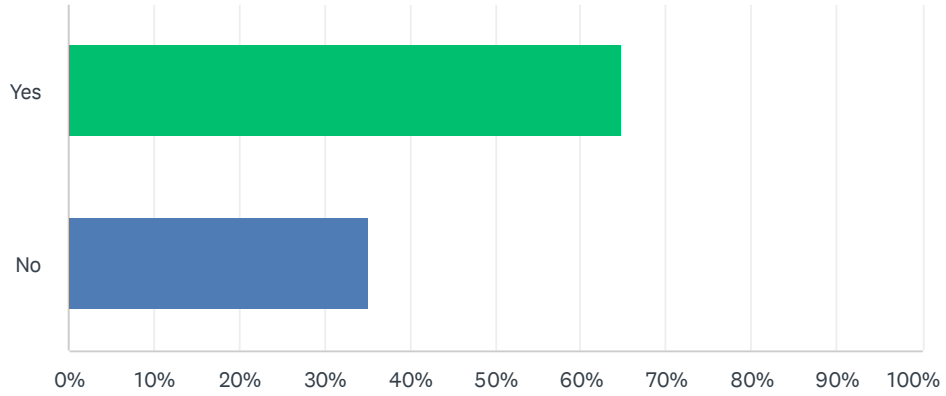
The project sponsor is proposing providing free public wifi throughout the Central Business District.

Sponsor

Village of Lancaster CDC

Q27 Is this a project that will transform Downtown Lancaster and help attract additional investment?

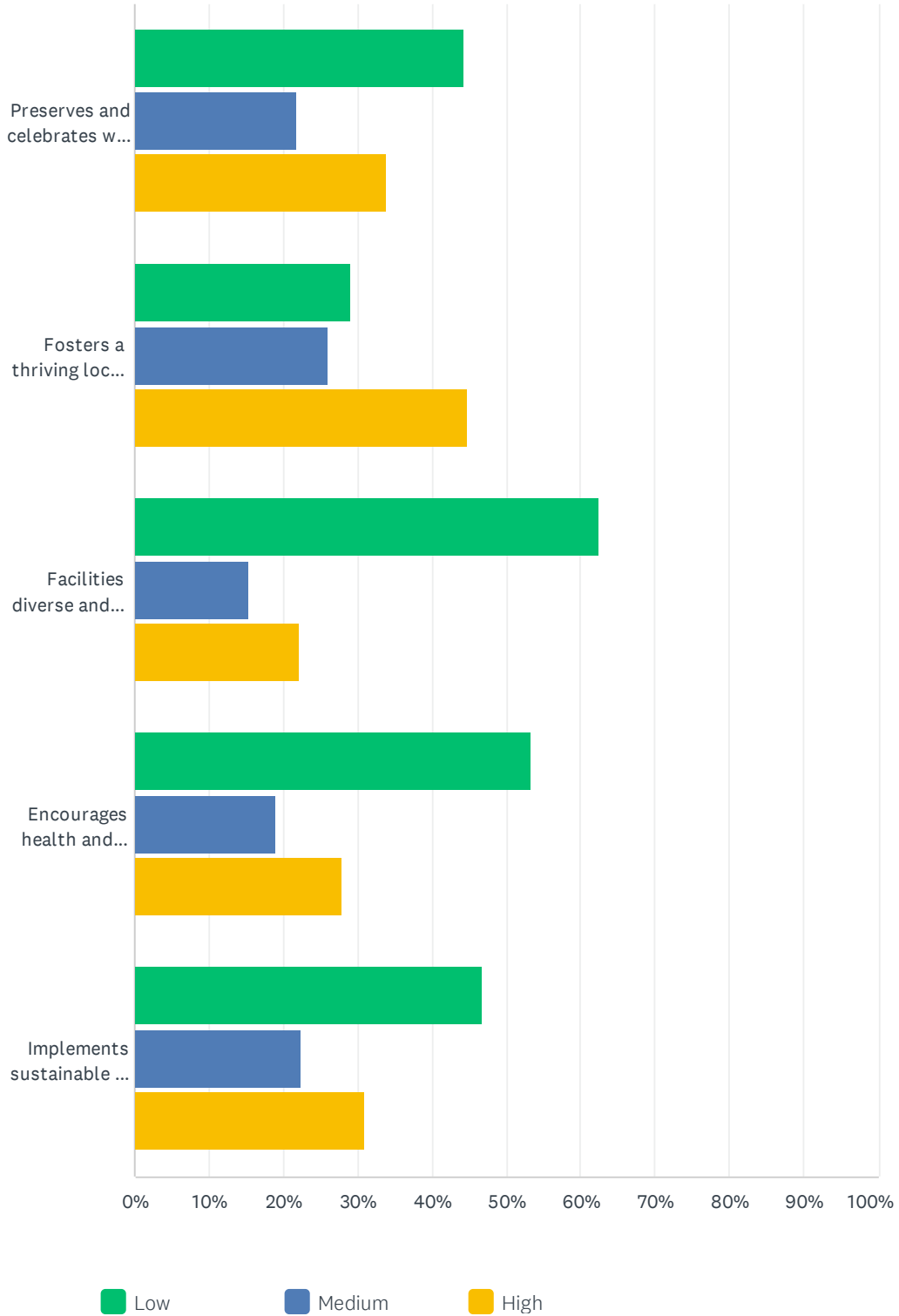
Answered: 205 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	64.88%	133
No	35.12%	72
TOTAL		205

Q28 Please rank how strongly the above project aligns with the below goals

Answered: 203 Skipped: 44



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	44.33% 90	21.67% 44	33.99% 69	203
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	29.06% 59	26.11% 53	44.83% 91	203
Facilities diverse and inclusive housing solutions	62.38% 126	15.35% 31	22.28% 45	202
Encourages health and wellness for residents and visitors	53.23% 107	18.91% 38	27.86% 56	201
Implements sustainable and environmental friendly practices	46.77% 94	22.39% 45	30.85% 62	201



PLEASANT/CENTRAL AVENUE - GATEWAY STREETVIEW SECTION

PROJECT COST: \$683,656
NYF FUNDS REQUESTED: \$208,414

Implement Gateway Enhancements

Location

Central Avenue

Project Summary

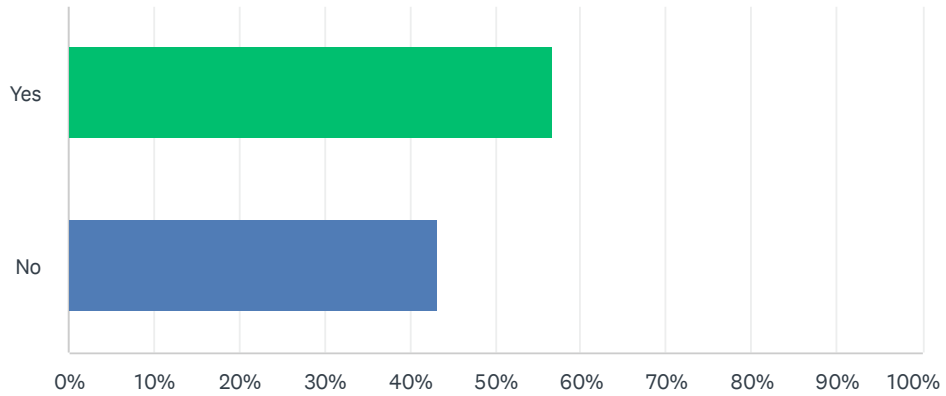
The project sponsor is proposing enhancements along Central Avenue at the rail overpass gateway, including a new mural on the overpass and green infrastructure and landscaping enhancements.

Sponsor

Village of Lancaster

Q29 Is this a project that will transform Downtown Lancaster and help attract additional investment?

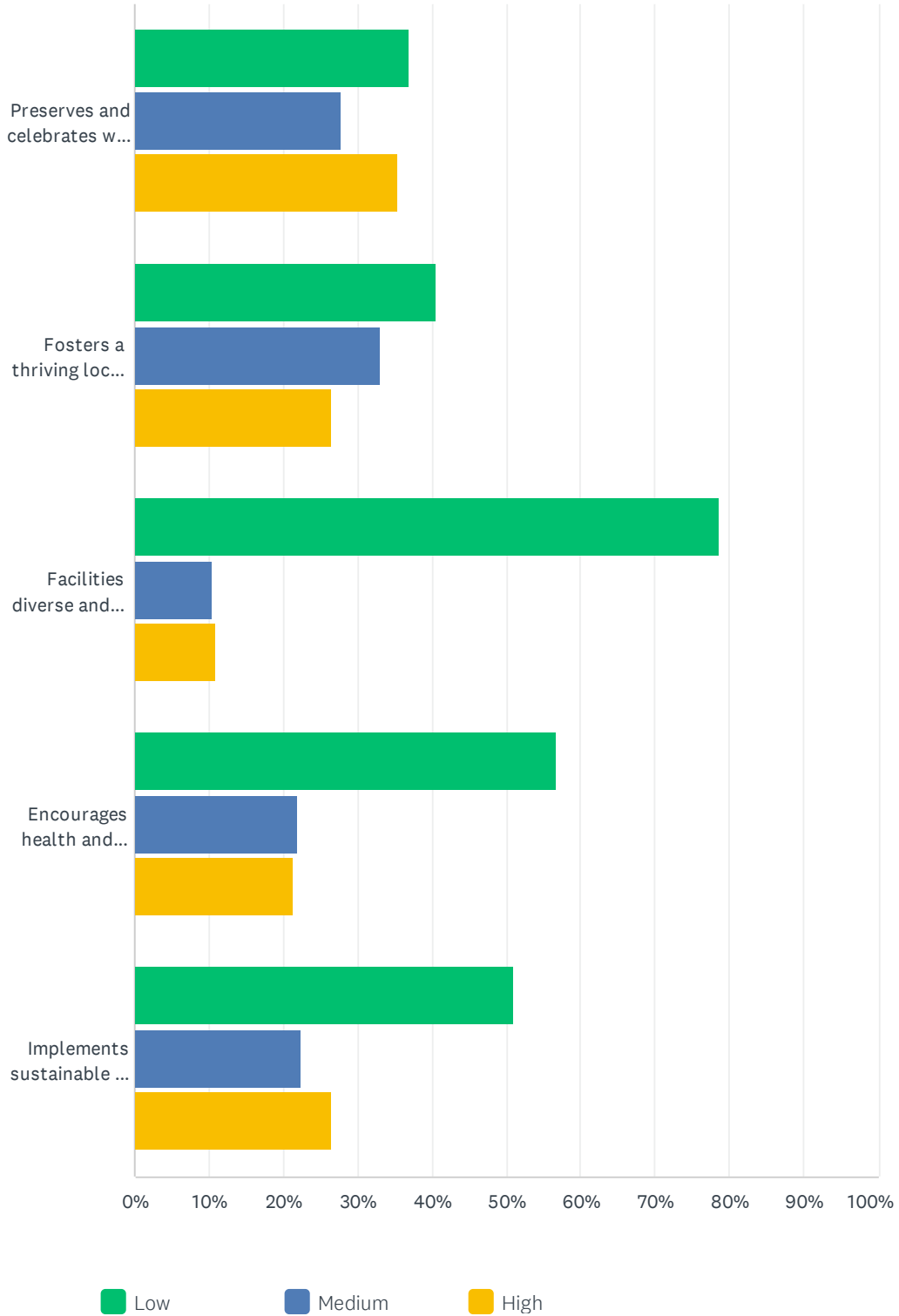
Answered: 201 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	56.72%	114
No	43.28%	87
TOTAL		201

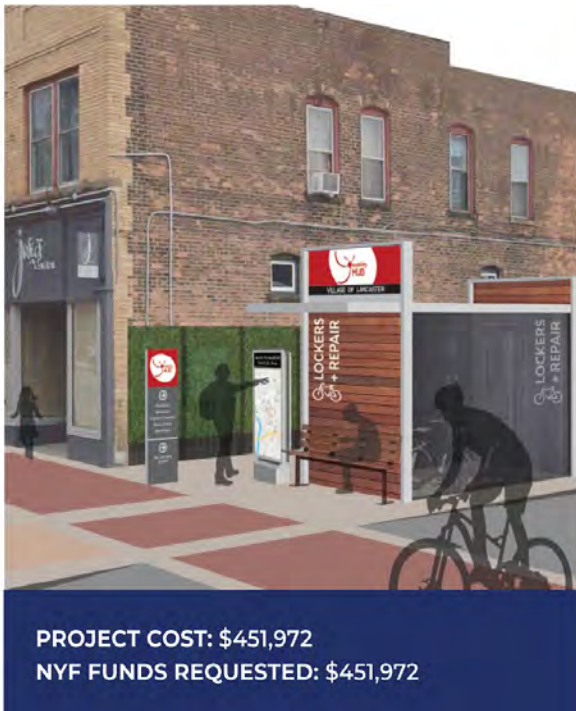
Q30 Please rank how strongly the above project aligns with the below goals

Answered: 198 Skipped: 49



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	36.87% 73	27.78% 55	35.35% 70	198
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	40.61% 80	32.99% 65	26.40% 52	197
Facilities diverse and inclusive housing solutions	78.76% 152	10.36% 20	10.88% 21	193
Encourages health and wellness for residents and visitors	56.63% 111	21.94% 43	21.43% 42	196
Implements sustainable and environmental friendly practices	51.02% 100	22.45% 44	26.53% 52	196



Create a Mobility Hub on Central Avenue

Location

Central Avenue

Project Summary

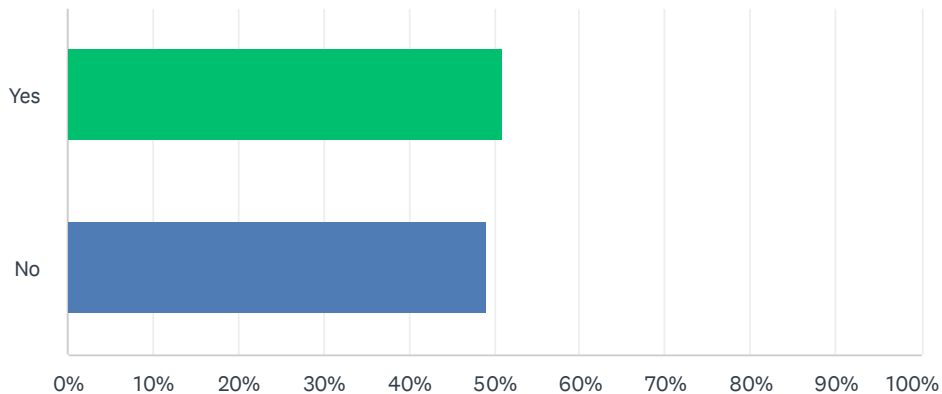
The project sponsor is proposing creating a new mobility hub with EV charging stations, bike facilities, and a central rideshare drop off/pick-up point.

Sponsor

Village of Lancaster

Q31 Is this a project that will transform Downtown Lancaster and help attract additional investment?

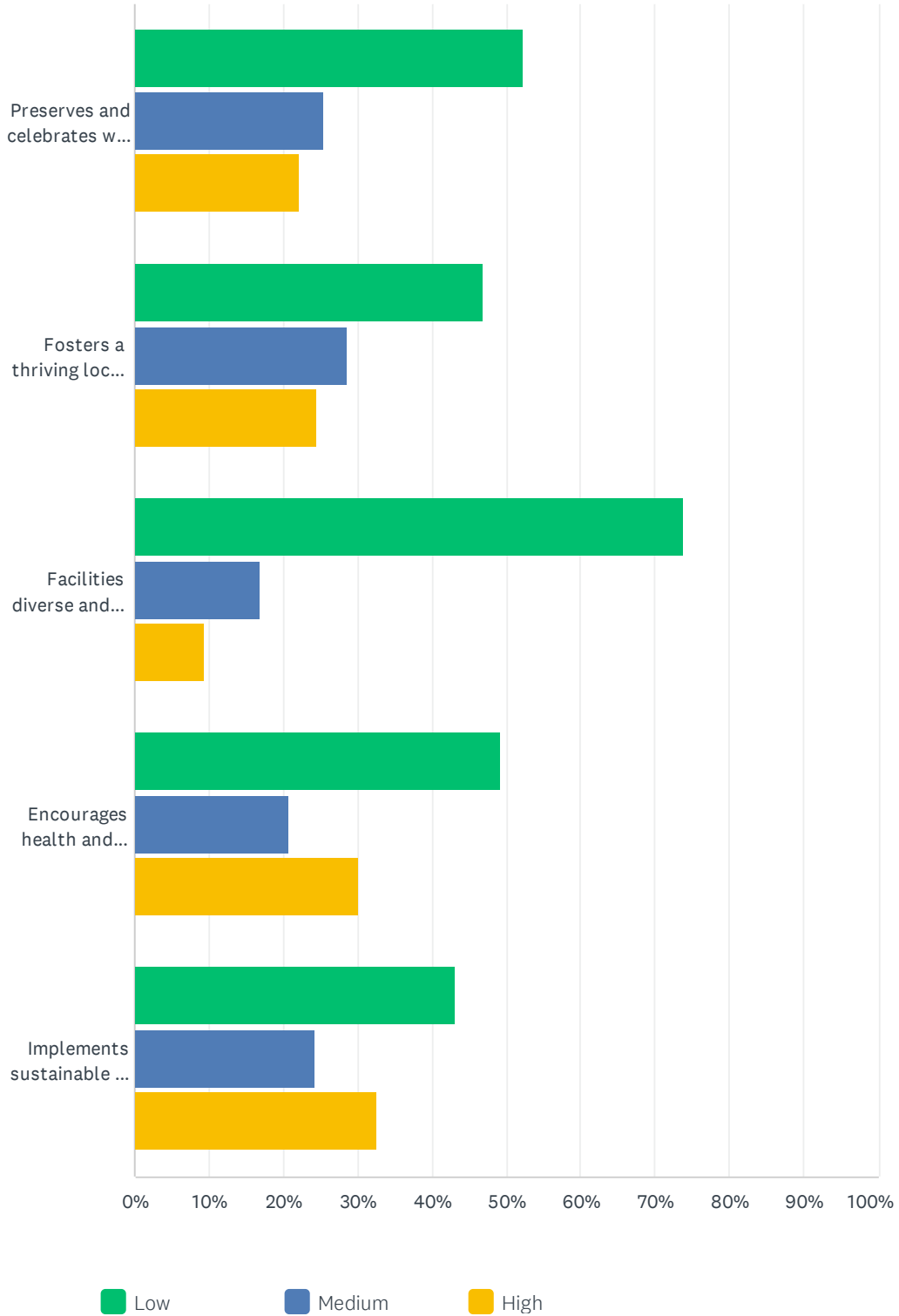
Answered: 200 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	51.00%	102
No	49.00%	98
TOTAL		200

Q32 Please rank how strongly the above project aligns with the below goals

Answered: 194 Skipped: 53



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	52.33% 101	25.39% 49	22.28% 43	193
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	46.88% 90	28.65% 55	24.48% 47	192
Facilities diverse and inclusive housing solutions	73.68% 140	16.84% 32	9.47% 18	190
Encourages health and wellness for residents and visitors	49.22% 95	20.73% 40	30.05% 58	193
Implements sustainable and environmental friendly practices	43.01% 83	24.35% 47	32.64% 63	193



PROJECT COST: \$375,000
NYF FUNDS REQUESTED: \$375,000

Install a Comprehensive Wayfinding System

Location

Throughout NYF Area

Project Summary

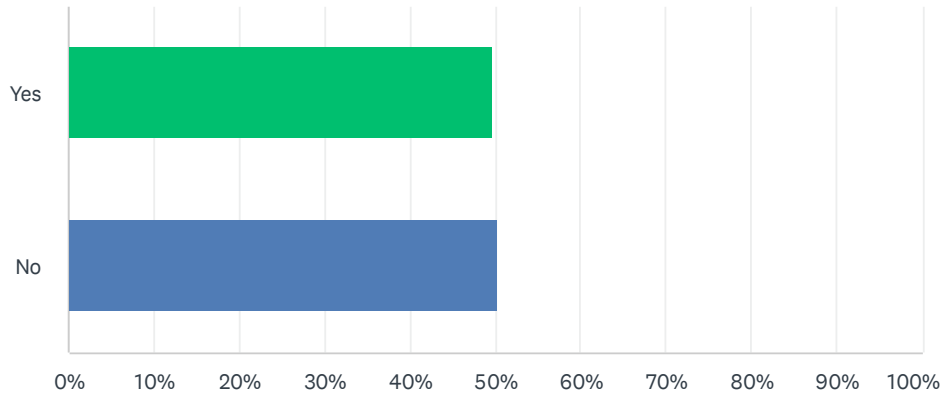
The project sponsor is proposing installing new wayfinding signage throughout the NYF area, including park signs, monument signs, parking signs, and sidewalk paver inserts.

Sponsor

Village of Lancaster

Q33 Is this a project that will transform Downtown Lancaster and help attract additional investment?

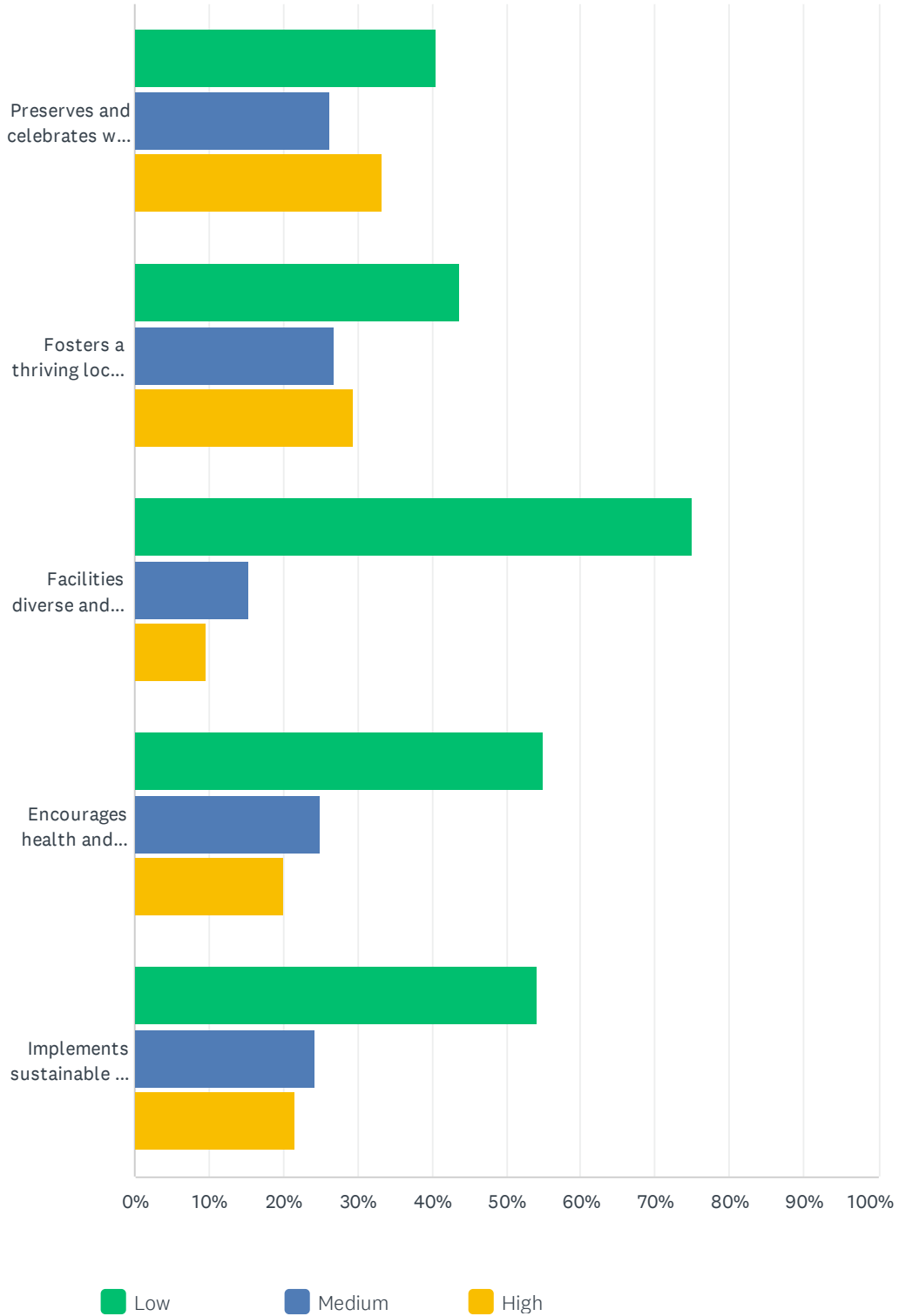
Answered: 195 Skipped: 52



ANSWER CHOICES	RESPONSES	
Yes	49.74%	97
No	50.26%	98
TOTAL		195

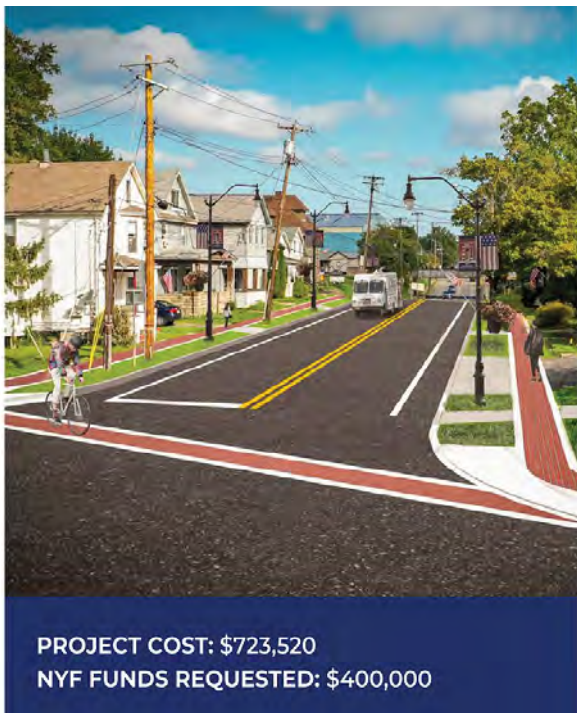
Q34 Please rank how strongly the above project aligns with the below goals

Answered: 190 Skipped: 57



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	40.53% 77	26.32% 50	33.16% 63	190
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	43.68% 83	26.84% 51	29.47% 56	190
Facilities diverse and inclusive housing solutions	75.00% 141	15.43% 29	9.57% 18	188
Encourages health and wellness for residents and visitors	55.03% 104	24.87% 47	20.11% 38	189
Implements sustainable and environmental friendly practices	54.21% 103	24.21% 46	21.58% 41	190



Expand Central Avenue Streetscape Improvements

Location

Central Avenue

Project Summary

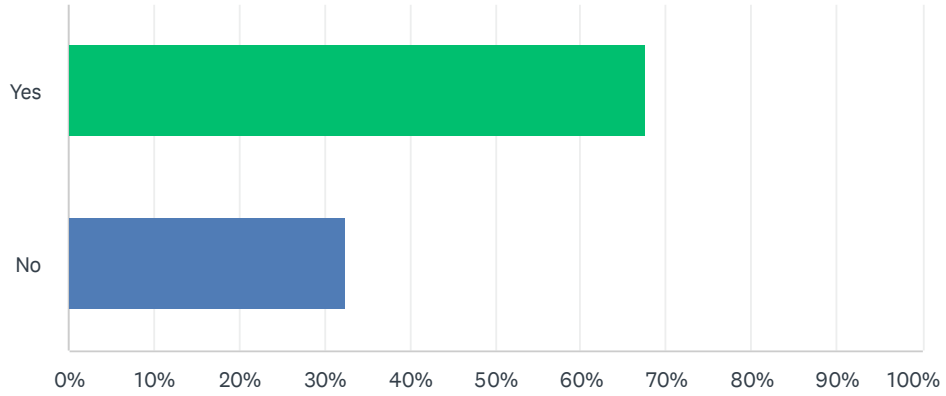
The project sponsor is proposing improving the streetscape along Central Avenue north of Pleasant Avenue, including new planting and lighting to match the existing downtown beautification components.

Sponsor

Village of Lancaster

Q35 Is this a project that will transform Downtown Lancaster and help attract additional investment?

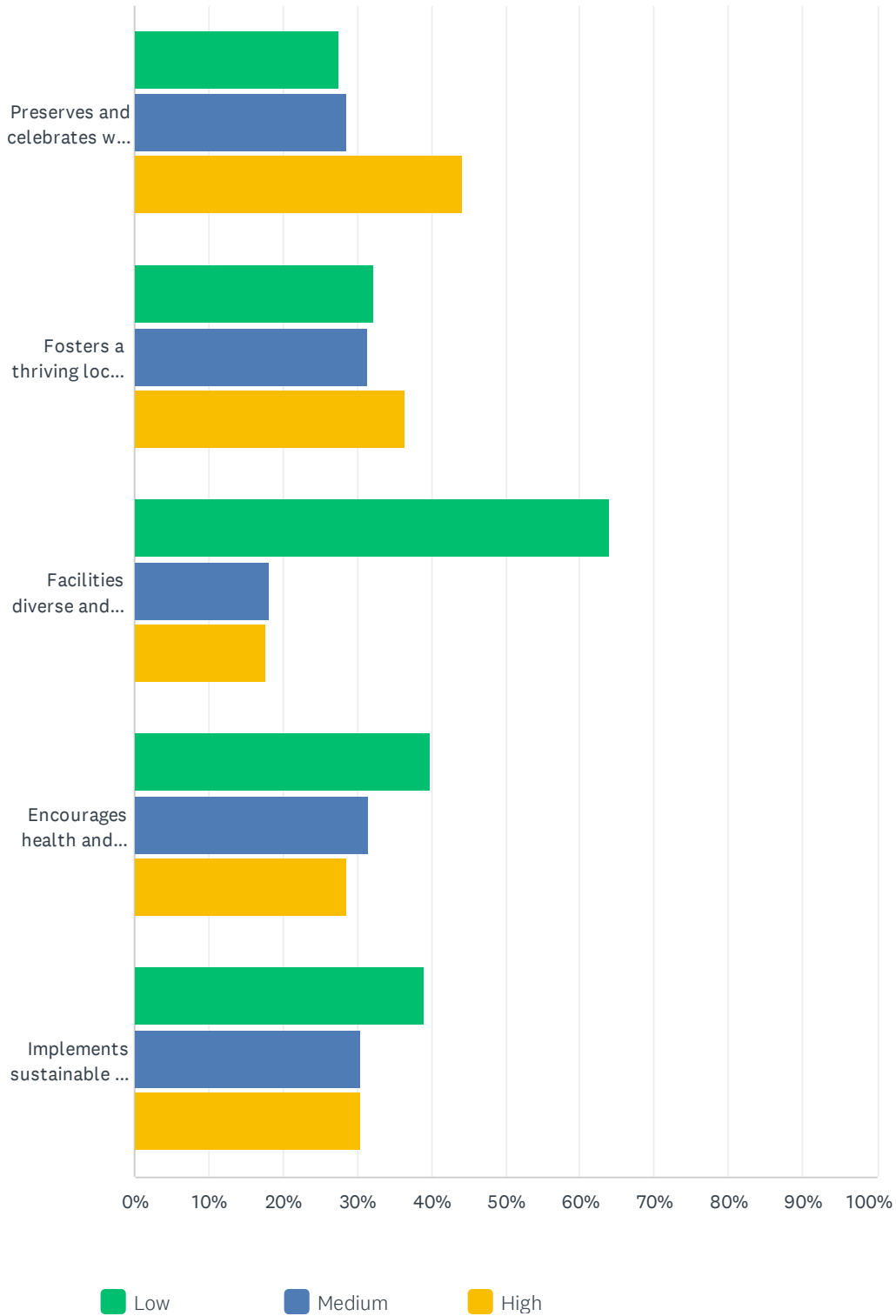
Answered: 197 Skipped: 50



ANSWER CHOICES	RESPONSES	
Yes	67.51%	133
No	32.49%	64
TOTAL		197

Q36 Please rank how strongly the above project aligns with the below goals

Answered: 193 Skipped: 54



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	27.46% 53	28.50% 55	44.04% 85	193
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	32.29% 62	31.25% 60	36.46% 70	192
Facilities diverse and inclusive housing solutions	64.06% 123	18.23% 35	17.71% 34	192
Encourages health and wellness for residents and visitors	39.90% 77	31.61% 61	28.50% 55	193
Implements sustainable and environmental friendly practices	38.95% 74	30.53% 58	30.53% 58	190



Revitalize 1 West Main Street With Storefront Improvements & Upper Floor Residential

Location

1 West Main Street

Project Summary

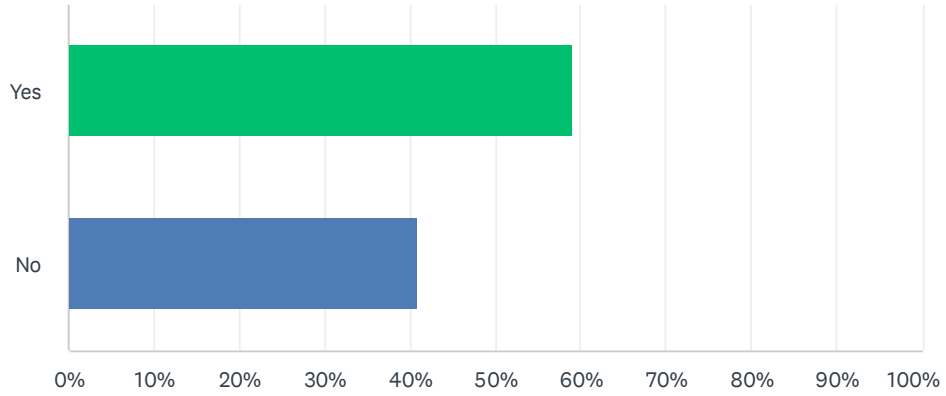
The project sponsor is proposing improving the building's storefront, installing new windows, and creating new housing in the building's currently vacant upper floor.

Sponsor

Betty Aquila

Q37 Is this a project that will transform Downtown Lancaster and help attract additional investment?

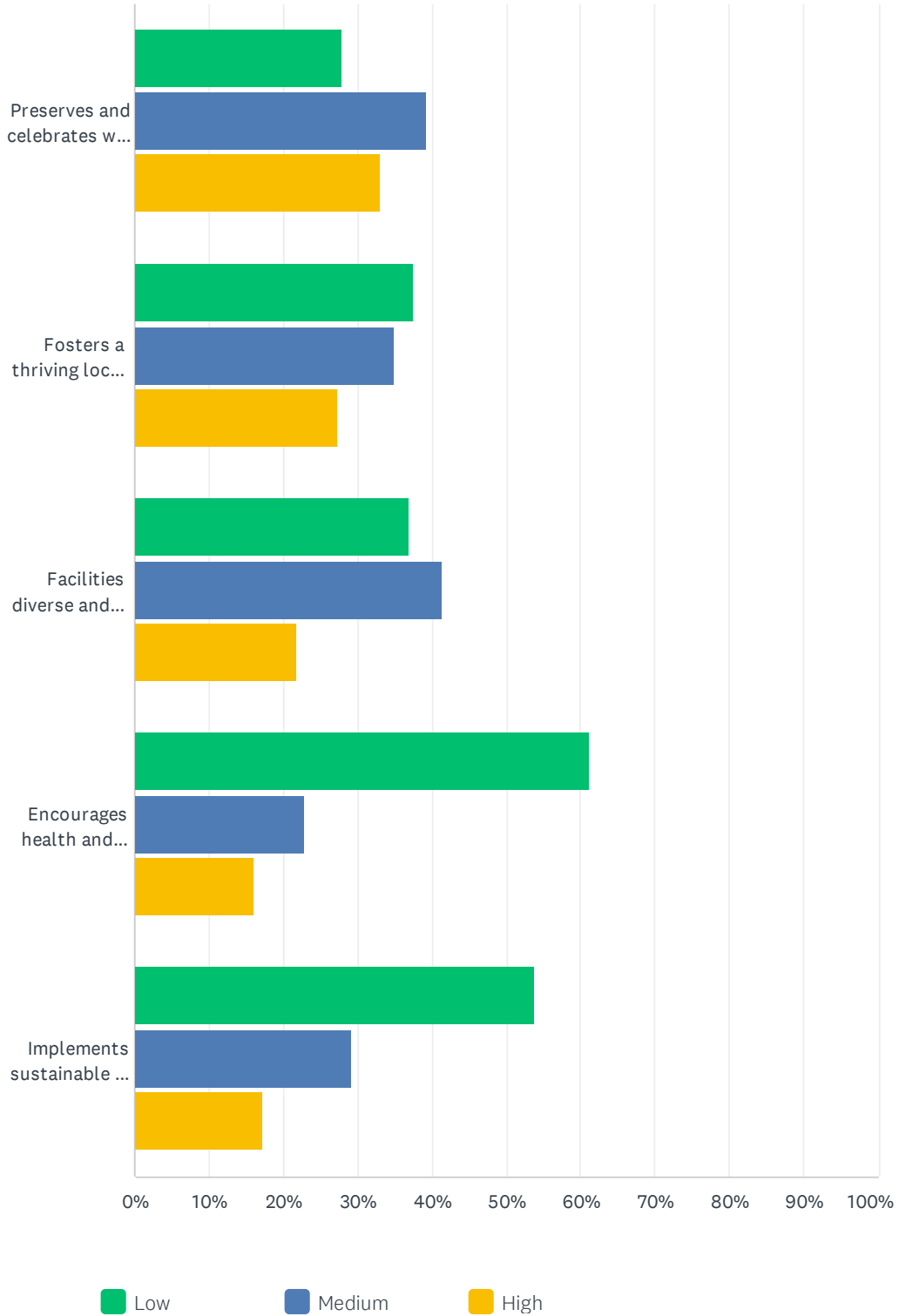
Answered: 198 Skipped: 49



ANSWER CHOICES	RESPONSES	
Yes	59.09%	117
No	40.91%	81
TOTAL		198

Q38 Please rank how strongly the above project aligns with the below goals

Answered: 194 Skipped: 53



Village of Lancaster NY Forward Project Feedback Form

	LOW	MEDIUM	HIGH	TOTAL
Preserves and celebrates what makes Lancaster unique	27.84% 54	39.18% 76	32.99% 64	194
Fosters a thriving local business environment that encourages entrepreneurship and supports business growth	37.63% 73	35.05% 68	27.32% 53	194
Facilities diverse and inclusive housing solutions	36.79% 71	41.45% 80	21.76% 42	193
Encourages health and wellness for residents and visitors	61.14% 118	22.80% 44	16.06% 31	193
Implements sustainable and environmental friendly practices	53.65% 103	29.17% 56	17.19% 33	192



Appendix B:

Village of Lancaster NY Forward
Public Workshop #2 Boards



Station

1

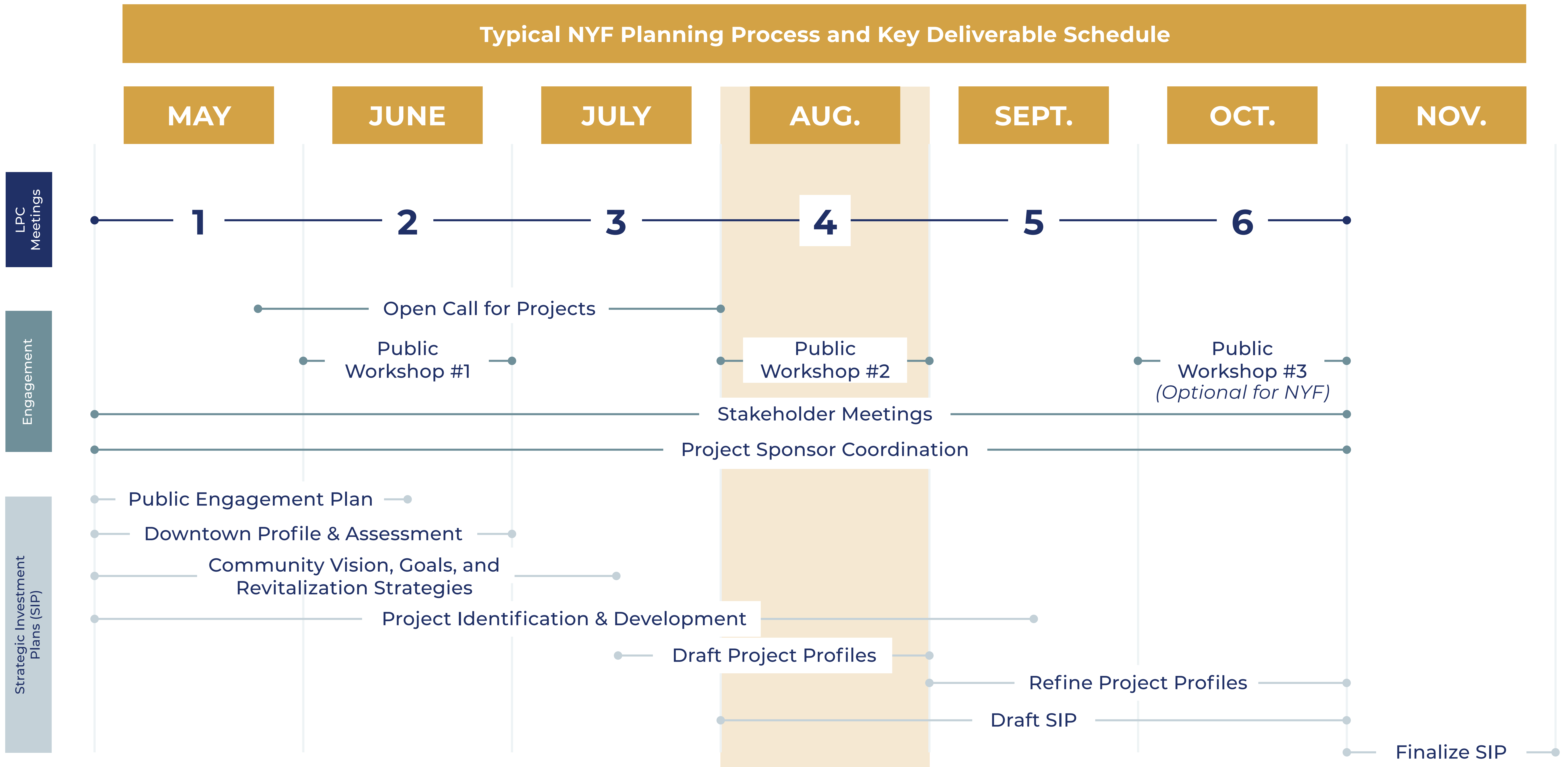


NY Forward 101.

Do you have general questions about the NY Forward planning process and timeline or the process used to solicit, evaluate, and recommend projects for funding?



Typical NYF Planning Process and Key Deliverable Schedule





Station 2



Vision Statement:

Lancaster's 21st Century Downtown will be **equitable, resilient, and sustainable**, with a vibrant village center that retains its **historic character and walkability**, while encouraging and supporting enhanced economic development, **health and wellness** for residents and visitors, **environmentally-friendly** infrastructure and practices, **multimodal** transportation options, and **affordable** housing options.



Goal: Preserve and Celebrate What Makes Lancaster Unique

Strategies:

- Encourage a mix of uses in historic buildings including the redevelopment of vacant and underutilized space on upper floors.
- Highlight Lancaster through improved signage, wayfinding, and placemaking.
- Promote adaptive reuse of historic buildings for modern needs and ensure structures are accessible to people of all abilities.
- Utilize arts and culture to create a unique sense of place, improve the quality of life, encourage creativity, foster inclusivity, and build community.
- Work with local business owners to design storefronts that align with Lancaster's historic aesthetic.
- Collaborate with local schools, libraries, museums, and community organizations to create engaging programs and materials highlighting Lancaster's rich history and cultural significance.
- Ensure that Lancaster's heritage is visibly woven into the fabric of the Village.



Goal: Foster a Thriving Local Business Environment That Encourages Entrepreneurship and Supports Business Growth

Strategies:

- Prioritize local development projects that offer diverse commercial and employment opportunities.
- Explore opportunities for improved parking efficiencies that meet local business demand while minimizing the land area devoted to surface parking.
- Encourage downtown businesses and organizations to collaborate on events and initiatives that promote arts and culture.
- Establish a small business fund to help local business owners upgrade their facilities.

Goal: Facilitate Diverse and Inclusive Housing Solutions

Strategies:

- Address the need for affordable housing by collaborating with developers, non-profit organizations, and government agencies to create and maintain affordable housing options.
- Encourage housing that caters to a range of income levels and family sizes.
- Recognize the needs of the growing senior population by developing senior-friendly housing options.
- Advocate for the inclusion of accessible housing options in all development plans.



Goal: Encourage Health and Wellness for Residents and Visitors

Strategies:

- Promote the establishment of local medical services to enable aging in place and to ensure essential healthcare is readily available within the community.
- Continue to improve and create more public parks and recreational areas that promote active lifestyles, and are well-maintained and designed with different activities in mind, encouraging people of all abilities to participate in regular physical exercise.
- Continue to develop safe streets and public spaces for pedestrians, cyclists, and those using mobility aids.

Goal: Implement Sustainable and Environmentally Friendly Practices

Strategies:

- Expand the implementation of green infrastructure projects, such as rain gardens and permeable pavement, to manage stormwater and reduce environmental impact.
- Encourage the use of public and alternative modes of transportation to reduce carbon emissions.
- Increase tree canopy and green spaces to improve air quality and create attractive public spaces.
- Ensure new buildings and development projects meet high environmental standards including through use of sustainable materials, incorporating green spaces, and designing energy-efficient buildings.
- Promote LEED certification, or similar environmental standards, in new and existing buildings to provide clear guidelines for business owners on sustainable and energy-efficient practices.



Station 3



Key Trends, Challenges, and Opportunities from the Lancaster NY Forward Downtown Profile & Assessment

Based on the analysis of existing conditions in the NYF area, critical issues and opportunities were identified that may affect future development, which are summarized below.

- “Challenges (✘)” represent either existing needs or gaps in the NYF area or potential limitations to future development, like environmental constraints or limited market potential.
- “Opportunities (✔)” represent existing strengths or assets in the NYF area that can be further leveraged or the potential for new development, business creation, or other opportunities.
- These challenges and opportunities provide the basis for the development of actionable goals, strategies, and projects that are recommended by this Strategic Investment Plan.

Regional and Historic Setting

- ✘ Twentieth century urban renewal led to the loss of a number of the Village’s historic buildings. Today, many of these sites are still vacant/underutilized.
- ✘ Autocentric development over the past half-century has led to the fragmentation of the pedestrian realm and the transition to auto-dependency.
- ✔ The Village’s relation to the City of Buffalo and plethora of transportation options make it the ideal community for commuters seeking an urban area with a small-town charm.
- ✔ The Village’s history of being an economic hub for outer Erie County communities is a characteristic that should be capitalized upon.



Natural Environment

- ✘ Historically, flooding of Cayuga Creek has damaged properties and threatened human safety. Flood resiliency must be considered relative to future development.
- ✓ Cayuga and Plum Bottom Creeks are natural and recreational assets. Further work should be done to capitalize on these assets and integrate them into downtown Lancaster.
- ✓ There are a number of parks within the NYF area. These spaces provide a number of benefits to the Village. They provide access to nature and to recreational opportunities, promote health and wellness, filter stormwater, and increase property values. Efforts should be made to expand and connect parks and green spaces within the Village and region.

Built Environment

- ✘ There are several vacant/underutilized sites and a number of private parking lots within the NYF area. These sites disrupt the urban fabric of Central Avenue and Broadway.
- ✘ Most of the housing in the Village consists of single-family homes that are unaffordable to households across a range of incomes, but particularly lower income households. This is a deterrent to growing the Village's population and expanding the diversity of the population.
- ✘ The perceived lack of available public parking can be a deterrent for visitors coming to downtown.
- ✓ A significant number of the Village's historic, mixed-use buildings still exist along Central Avenue. These properties represent opportunities for adaptive reuse and the expansion of the Village's housing stock, particularly in buildings with vacant and underutilized upper floors.
- ✓ A significant amount of land within the NYF area is owned by public entities. These properties are prime for enhancements and new development.
- ✓ The adoption of the Village's new zoning code is welcoming to a wide array of new housing and mixed-use building types in the downtown area.
- ✓ The Village's recent investments in improving utilities and streetscapes in the NYF area is a great boost to welcoming new development downtown.



Demographics

- ✘ The population of the Village has been declining, while resident median age has been increasing.
- ✘ Most employed residents leave the Village for their job, while the majority of jobs within the Village are occupied by workers who live outside of the Village.
- ✘ The bulk of Village residents commute by car while very few walk, take public transit, or work from home.
- ✓ Unemployment and poverty rates in the NYF area and Village are significantly lower than rates seen at the County level.
- ✓ The 25 to 44 age group is the most well represented age group in the NYF area. This demonstrates an interest by younger residents for a more pedestrian-oriented and mixed-use environment.
- ✓ The NYF area and Village population are highly educated, which is supportive of a wide array of jobs and industries.
- ✓ A younger, well-educated population tends to correlate with higher levels of disposable income for entertainment, dining, and shopping.

Economy

- ✘ There is a lack of affordable owner housing for households making less than \$15,000.
- ✓ The Village of Lancaster is a retail hub for surrounding communities. Opportunities exist to expand or introduce additional retail offerings within the Village.



Station

4



Projects submitted for funding consideration were accepted through an Open Call for Projects process that was open from May 31, 2023 to July 15, 2023. In total, **32 eligible projects** were submitted for consideration by the Local Planning Committee (LPC). The LPC will be reviewing and evaluating these projects over the coming months to develop a final slate of between **\$6 and \$8 million** in projects to include in the Strategic Investment Plan. New York State will review these funding recommendations and make final decisions about funding awards.





Submitted Projects



Construct a New Mixed Use Building at 75-77 Central Avenue

Location

75-77 Central Avenue

Project Summary

The project sponsor is proposing constructing a new two-story mixed-use building with four apartments and ground floor commercial.

Sponsor

Simme Advantage Real Estate

PROJECT COST: \$2,250,000
NYF FUNDS REQUESTED: \$1,250,000



Expand & Enhance Skoobs Village Grill

Location

50 Central Avenue

Project Summary

The project sponsor is proposing interior and exterior renovations to the building, including creating a rooftop patio and a four-season outdoor dining room.

Sponsor

Skoobs Village Grill

PROJECT COST: \$552,500
NYF FUNDS REQUESTED: \$552,500

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



Introduce a New Restaurant & Additional Housing at 110 Central Avenue

Location

110 Central Avenue

Project Summary

The project sponsor is proposing creating a new plant-based restaurant in the building's ground floor and renovating the two existing residential units.

Sponsor

Braata LLC

PROJECT COST: \$375,000
NYF FUNDS REQUESTED: \$210,000



Renovate the Boys & Girls Club and Create a New Teen Center

Location

5440 Broadway

Project Summary

The project sponsor would complete facade, exterior, and interior improvements to the building, including creating a new Teen Center, rehabilitating its five existing residential units, and creating one additional residential unit.

Sponsor

Russell J. Salvator Boys
& Girls Club of Depew Lancaster

PROJECT COST: \$1,290,000
NYF FUNDS REQUESTED: \$1,290,000

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



Improve Connectivity & Access at 11-19 West Main Street

Location

11-19 West Main Street

Project Summary

The project sponsor proposes constructing an enhanced allway between the two buildings that would connect West Main Street to the rear parking area, in addition to installing ADA mechanical door openers.

Sponsor

Plum Bottom Creek Properties, LLC

PROJECT COST: \$202,500
NYF FUNDS REQUESTED: \$188,500



Create Expanded Interior & Exterior Space

Location

32-36 Central Avenue

Project Summary

The project sponsor is proposing renovations to the two adjacent buildings, including creating a new commercial space in the 34-36 Central basement and converting the existing drive to an enhanced pedestrian alley.

Sponsor

31 Central Avenue Inc.

PROJECT COST: \$400,000
NYF FUNDS REQUESTED: \$300,000

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



PROJECT COST: \$300,000
NYF FUNDS REQUESTED: \$300,000

Continue the Revitalization of West Main Street at 20 West Main

Location

20 West Main Street

Project Summary

The project sponsor is proposing additional enhancements to the planned 20 West Main Street building, including a new 3,000-SF outdoor community patio space.

Sponsor

Plum Bottom Creek Properties LLC



PROJECT COST: \$168,366
NYF FUNDS REQUESTED: \$168,366

Create Enhanced Pedestrian Path Connecting to the Municipal Parking Lot

Location

5423 Broadway

Project Summary

The project sponsor is proposing creating an enhanced pocket park connector between the Municipal Building parking lot and Broadway.

Sponsor

Village of Lancaster

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



Transform the Former Masonic Temple into a Wellness Center

Location

5497 Broadway

Project Summary

The project sponsor is proposing exterior and interior improvements to the former Masonic Temple for its use as a Wellness & Community Center, including providing ADA access.

Sponsor

Whole Fitness & Wellness Center

PROJECT COST: \$1,614,373
NYF FUNDS REQUESTED: \$1,614,373



Construct New Senior Housing along Plum Bottom Creek

Location

Brookfield Place

Project Summary

The project sponsor is proposing constructing a new 36-unit senior housing development, 15% of which would be affordable, on this currently vacant parcel.

Sponsor

Brookfield Interest LLC

PROJECT COST: \$11,730,000
NYF FUNDS REQUESTED: \$2,000,000

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



Renovate 43 Central Avenue

Location

43 Central Avenue

Project Summary

The project sponsor is proposing exterior improvements to the building, including facade enhancements, a mural, exterior lighting, and parking lot and site improvements.

Sponsor

Ambitious Enterprises

PROJECT COST: \$174,100

NYF FUNDS REQUESTED: \$147,985



Replace Windows at the Historical Museum

Location

40 Clark Street

Project Summary

The project sponsor is proposing replacing the building's windows with new energy efficient, historically appropriate windows.

Sponsor

Town of Lancaster

PROJECT COST: \$298,250

NYF FUNDS REQUESTED: \$298,250

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



PROJECT COST: \$2,655,000
NYF FUNDS REQUESTED: \$2,655,000

Update & Celebrate the Lancaster Town Hall/Opera House

Location

21 Central Avenue

Project Summary

The project sponsors are proposing exterior and interior building improvements, including entrance enhancements, new windows, exterior signage, and restoration of the theater and lobby.

Sponsor

Town of Lancaster &
Lancaster Opera House



PROJECT COST: \$102,000
NYF FUNDS REQUESTED: \$102,000

Install Public Wifi throughout the Central Business District

Location

Throughout

Project Summary

The project sponsor is proposing providing free public wifi throughout the Central Business District.

Sponsor

Village of Lancaster CDC

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



PLEASANT/CENTRAL AVENUE - GATEWAY STREETVIEW SECTION

PROJECT COST: \$683,656

NYF FUNDS REQUESTED: \$208,414

Implement Gateway Enhancements

Location

Central Avenue

Project Summary

The project sponsor is proposing enhancements along Central Avenue at the rail overpass gateway, including a new mural on the overpass and green infrastructure and landscaping enhancements.

Sponsor

Village of Lancaster



PROJECT COST: \$451,972

NYF FUNDS REQUESTED: \$451,972

Create a Mobility Hub on Central Avenue

Location

Central Avenue

Project Summary

The project sponsor is proposing creating a new mobility hub with EV charging stations, bike facilities, and a central rideshare drop off/pick-up point.

Sponsor

Village of Lancaster

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



Install a Comprehensive Wayfinding System

Location

Throughout NYF Area

Project Summary

The project sponsor is proposing installing new wayfinding signage throughout the NYF area, including park signs, monument signs, parking signs, and sidewalk paver inserts.

Sponsor

Village of Lancaster

PROJECT COST: \$375,000
NYF FUNDS REQUESTED: \$375,000



Expand Central Avenue Streetscape Improvements

Location

Central Avenue

Project Summary

The project sponsor is proposing improving the streetscape along Central Avenue north of Pleasant Avenue, including new planting and lighting to match the existing downtown beautification components.

Sponsor

Village of Lancaster

PROJECT COST: \$723,520
NYF FUNDS REQUESTED: \$400,000

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Submitted Projects



Revitalize 1 West Main Street With Storefront Improvements & Upper Floor Residential

Location

1 West Main Street

Project Summary

The project sponsor is proposing improving the building's storefront, installing new windows, and creating new housing in the building's currently vacant upper floor.

Sponsor

Betty Aquila

PROJECT COST: \$852,000

NYF FUNDS REQUESTED: \$852,000

PLEASE NOTE: Total Project Cost and NYF Funds Requested are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified.



Small Project Fund:

Projects recommended by the Local Planning Committee for potential funding through a \$300,000 Small Project Fund that would be created.

Project Name	Project Cost	Small Project Funding Request**
Enhance the 1 West Main Street Storefront*	\$67,000	\$50,250
Enhance Lilly Belle Meade*	\$55,000	\$27,500
Interior & Exterior Enhancements at Precious Cargo Plant Shop*	\$9,000	\$6,750
Business Assistance for Gabrielle's Bakery*	\$11,150	\$8,350
Improvements to Long Weekend Bake Shop	\$5,450	\$4,088
Create a Mural at Minitoba	\$20,000	\$15,000
Renovate 30 Central Avenue	\$165,000	\$123,000
Renovate the Save-A-Lot	\$136,000	\$102,000
Renovate 25 Central Avenue	\$96,000	\$72,000
Improve the Trinity Food Pantry	\$11,500	\$8,625
Transform the 31 Central Avenue Alley	\$25,700	\$20,560
Business Assistance to Emily's Closet	\$3,955	\$2,966
Renovate 16 Central Avenue	\$130,000	\$97,500
Totals	\$735,755	\$538,589

* Located within a building that was submitted as a standalone project

** Reflects amount requested on Open Call Form, capped at 75% of project cost