



## MEETING SUMMARY

### Village of Lancaster NY Forward LPC Meeting #6

Tuesday, October 17, 2023  
6:00 PM – 7:00 PM

Lancaster Municipal Building  
5423 Broadway  
Lancaster, NY

#### Attendees:

- Local Planning Committee (LPC):
  - Hon. Lynne Ruda, Mayor of the Village of Lancaster (Chair)
  - Mr. Luke Borkowski, resident of Lancaster
  - Mr. Joseph Crumlish, President of the WNY Mountain Biking Association
  - Ms. Jennifer Eichenseer, resident of Lancaster
  - Mr. Matt Fischione, Code Enforcement Officer
  - Ms. Deborah Glowny, Vice President & Community Office Manager of Bank on Buffalo (Lancaster Branch)
  - Mr. Alan Kurtzman, owner of The New York Store
  - Mr. Michael Meyer, Chair of the Village of Lancaster Historic Preservation Commission
  - Ms. Kirsten Shelly, member of the Village of Lancaster Climate Smart Task Force
  - Mr. Daniel Sundell, owner of Dark Forest Chocolate
  - Mr. Thomas Van Nortwick, resident of Lancaster
- State Agencies:
  - Ben Bidell, NYS Department of State (DOS)
  - Erin Corraro, NYS Empire State Development (ESD)
- Consultant Team:
  - Norabelle Greenberger, LaBella Associates
  - Hartley Bonisteel Schweitzer, LaBella Associates
  - Edward Flynn, LaBella Associates
  - Elizabeth Decker, Foit-Albert
- Members of the public



## i. Welcome & Introductions

The meeting began with the pledge of allegiance. Mayor Ruda reviewed the Code of Conduct preamble; no new recusals were listed. LaBella reminded everyone that this is a working LPC meeting and that all public comments would be reserved for the end of the meeting.

## ii. LPC Meeting Review

LaBella reviewed the previous LPC meeting and the goals for the current meeting.

## iii. Review and Discussion of Proposed Projects

LaBella reminded the committee that it needs to identify a total slate of \$6-8 million in projects to be recommended to the State, which will then award the \$4.5 million in available funding. LaBella noted that two project sponsors had decided to remove their projects from NYF funding consideration due to financial challenges: 75-77 Central Avenue and the Masonic Temple. LaBella reviewed the projects remaining under consideration, noting the preliminary decisions made at the previous LPC meeting, any notable project changes since the last meeting, and new information received to address the LPC's previous questions that resulted in tabled projects. Notable changes and additional information included:

- Central Ave Streetscape: This project changed from the last LPC meeting to include replacing the existing brick pavers with new aggregate material along Central Avenue south of Pleasant Avenue. This increases the total cost and NYF funding request of the project by \$400,000.
- Brookfield Place: LPC members had some questions about housing affordability and project feasibility at the last LPC meeting. Since the previous meeting, there have been significant conversations with the project sponsors. The funding request has since been reduced and it was clarified that the units would be reserved for residents earning 80% of Area Median Income (AMI).
- Town Hall and Opera House: LPC members expressed interest in expanding the Opera House components and increasing the total match. Since the last LPC meeting, the Town offered to increase the match for the Town portion of the project to 20%, and the Opera House revised its request to include upgrades to lighting and sound, which were part of its initial request.
- Mobility Hub: The LPC suggested increasing the Village's match for this project. Since the last LPC meeting, the Village voted to increase funding for the project by 50%, which would increase the competitiveness of the project while also potentially freeing up funding for other projects.

Mayor Ruda thanked the consultants for following up on these projects and thanked the LPC for their questions and feedback at the previous LPC meeting. The LPC agreed to include the above projects in the final slate based on the new information and recent changes. It was noted the final slate includes a diverse mix of projects involving retail and restaurants, housing and open space, community amenities, and private investment. The LPC formally vote on the final slate, which was approved unanimously and will be sent to the State with the Lancaster NYF Strategic Investment Plan.



The LPC then reviewed the list of projects documenting Small Project Fund demand. There was no need to formally vote on this list, as these are not necessarily the projects that will be funded. There will be a new call for projects and a committee will be formed to review and select projects once the Fund is created. An administrative consultant will be selected to assist the Village with the administration of the Fund, which will be conducted through a competitive RFP process.

The LPC then confirmed the list of projects to include in the plan but recommend for other funding as well as those not to be included in the plan as they are not a priority.

A list of project funding recommendations is included at the end of this summary.

#### iv. Next Steps

LaBella reviewed the next steps of the process, which includes completing and returning electronic ballots that will be distributed to all LPC members containing the list of projects approved by the LPC for recommendation to the State. LaBella also reviewed next steps in the contracting and implementation process. It was noted that projects will be assigned to either DOS, ESD, or HCR for administrative oversight and that project sponsors may, at their discretion, begin to incur costs from notice of project award.

DOS reiterated that the planning process has been a success and is a testament to the commitment and professionalism of the Village and Local Planning Committee members,

#### v. Public Comment

Several members of the public provided public comments related to projects selected for funding and opportunities for additional projects to be considered. One member of the public questioned the recommendation of funding for the 20 Main Street project, while another member of the public asked if the Moose Lodge could still be considered for funding.

#### vi. Chair Closing Remarks

Mayor Ruda expressed gratitude, noting that this marks the inaugural year of NYF funding and the journey was uncharted for all involved. She stated that the committee has excelled in fostering a transparent and rigorous process, diligently probing the challenging questions while adhering to the process guidelines. She commended their efforts in publicizing this initiative so thoroughly. Mayor Ruda also extended her appreciation to the Village Board for their unwavering support throughout the process, stating that collaboration with the State and consultant team has been exceptionally fruitful. Significantly, the Village of Lancaster holds the distinction of being the first community in New York State to successfully complete the NYF process.



## Summary of LPC Meeting #6 Decisions

Project	LPC Decision
Expand and Enhance Skoob's Village Grille	Recommended for NYF Funding
Renovate the Boys & Girls Club and Create a New Teen Center	Recommended for NYF Funding
Expand the Lancaster Village Center with a New Mixed-Use Building at 20 West Main	Recommended for NYF Funding
Revitalize and Reconnect Lancaster with a New Pocket Park at the Municipal Building	Recommended for NYF Funding
Construct New Senior Housing along Plum Bottom Creek at Brookfield Place	Recommended for NYF Funding
Enliven 43 Central Avenue with an Active Ground Floor & Site Improvements	Recommended for NYF Funding
Elevate the Opera House and Town Hall into a State of the Art Iconic Building	Recommended for NYF Funding
Energize Lancaster with a Mobility Hub on Central Avenue	Recommended for NYF Funding
Facilitate Easy Navigation in Lancaster with Comprehensive Wayfinding	Recommended for NYF Funding
Beautify the Central Avenue Corridor	Recommended for NYF Funding
Enhance the 1 West Main Street Storefront	Recommended for Small Project Fund
Enhance Lilly Belle Meade	Recommended for Small Project Fund
Interior & Exterior Enhancements at Precious Cargo Plant Shop	Recommended for Small Project Fund
Business Assistance for Gabrielle's Bakery	Recommended for Small Project Fund
Improvements to Long Weekend Bake Shop	Recommended for Small Project Fund
Create a Mural at Manitoba	Recommended for Small Project Fund
Renovate 30 Central Avenue	Recommended for Small Project Fund
Renovate the Save-A-Lot	Recommended for Small Project Fund
Renovate 25 Central Avenue	Recommended for Small Project Fund
Improve the Trinity Food Pantry	Recommended for Small Project Fund
Transform the 31 Central Avenue Alley	Recommended for Small Project Fund
Business Assistance to Emily's Closet	Recommended for Small Project Fund
Renovate 16 Central Avenue	Recommended for Small Project Fund
Revitalize 1 West Main Street	Recommended for Other Funding
Cultivate Diverse Community Dining & Living at 110 Central Avenue	Recommended for Other Funding
Enhance Community Connectivity at 11-19 West Main Street	Recommended for Other Funding
Create Expanded Interior & Exterior Space for 32-36 Central Avenue	Recommended for Other Funding
Revitalize the Town of Lancaster Historical Society Museum	Recommended for Other Funding
Construct a New Mixed-Use Building at 75-77 Central Avenue	Recommended for Other Funding
Reimagine a Sustainable Central Avenue Gateway	Recommended for Other Funding
Transform the Former Masonic Temple into a Wellness Center	Recommended for Other Funding
Empower Community Connection through Free Downtown WiFi	Not Recommended for Funding