



Village of Lancaster NY Forward

1st LPC Meeting | May 30, 2023



NEW YORK
STATE OF
OPPORTUNITY.

NY Forward



Agenda

- I. Welcome & Introductions
- II. Overview of the NY Forward (NYF) Program
- III. Lancaster NYF Application
- IV. NYF Schedule
- V. Community Engagement
- VI. LPC Feedback on Next Steps
- VII. Public Comments

A blue-tinted photograph of a street scene featuring historic brick buildings. The buildings have various architectural details, including arched windows and decorative cornices. In the foreground, there are trees with white blossoms, likely cherry blossoms. A car is parked on the left side of the street, and a bicycle is visible near the bottom center. The overall atmosphere is calm and scenic.

Welcome and Introductions

Local Planning Committee

Lynne	Ruda	Village of Lancaster, Co-Chair
Paul	Brown	Buffalo Niagara Building & Construction Trades Council, Co-Chair, REDC Rep.
Kimberly	Beaty	Resident
Luke	Borkowski	Resident
Joseph	Crumlish	WNY Mountain Biking Association
Jennifer	Eichenseer	Resident
Matthew	Fischione	Town and Village of Lancaster Building Department
Deborah	Glowny	Bank on Buffalo
Nicole	Gunsher	Town of Lancaster Youth Bureau
Alan	Kurtzman	The New York Store
Paul	Leone	Lancaster Industrial Development Agency
Michael	Meyer	Village of Lancaster Historic Preservation Commission
Kristen	Shelly	Village of Lancaster Climate Smart Task Force
Daniel	Sundell	Dark Forest Chocolate
Thomas	Van Nortwick	Resident

New York State Partners

Ginger Ursitti - NYS Department of State

Ben Bidell - NYS Department of State

Erin Corraro - Empire State Development Corporation

Leonard Skrill - NYS Homes & Community Renewal



NY Forward



Consultant Team

Multi-disciplinary team of four consultants that can address all project needs



Lead Consultant

Planning, architecture, engineering, landscape architecture



(WBE)

Graphic Design &
Website Development



(SDVOB)

Cost Estimating



(MBE/DBE)

Architecture &
Civil Engineering

NYF Code of Conduct

- Members of the NYF Local Planning Committee must always serve and act in the public interest, regardless of their affiliation with, or relationship to, any business, municipality, not-for-profit, agency, program, entity, or interest group.
- Code of Conduct addresses potential conflicts of interest between Local Planning Committee members and their interests that do not serve the public.
- All Members must read and sign the Code of Conduct.



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NYF Code of Conduct

Members should use the Code of Conduct to guide service and actions while on the Local Planning Committee

- Remember **DAD**:
 - ✓ **D**isclose conflicts of interest
 - ✓ **A**ct in the public interest
 - ✓ **D**isqualify if necessary



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Conflict of Interest

- A Member shall exercise his or her duties and responsibilities for the **primary benefit of the public** and in such a manner where any **benefit to the Member, or a Family Member or Relative of the Member, is incidental** only.
- For purposes of this Code of Conduct, a **conflict of interest arises** if such an exercise **results in any benefit to the Member, or a Family Member or Relative of the Member**, that is more than incidental.
- A conflict of interest may occur when the personal interests, financial or otherwise, of a member has the potential to interfere with, or appear to **interfere with, the member's independent advice.**



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Disclosure

- Any potential conflict of interest must be disclosed at the earliest possible time, which should be prior to the meeting in which the matter will be discussed or as soon as the conflict is noted.
- Even an **appearance** of impropriety or an appearance of improper conduct **should be avoided**.
- If unsure of conflict, please request an opinion from NYS DOS Ethics Counsel



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Recusal

- A member may not vote, or attempt to influence a discussion or vote, **where potential conflict exists.**
- Members may provide **factual information** in a public forum **about a project from which they have recused.**



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Documenting Conflicts

- Members must identify a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed.
- A **list of recusals together with the recusal form completed by each recused Member will be maintained** for each project for the duration of the DRI planning process.
- The recusal list will be updated at each meeting.
- The **LPC Co-chairs will remind members** of their obligation **to recuse** at each meeting of the committee.



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Questions?

Contact the NYS DOS Ethics Officer:

Acting General Counsel David Gonzalez

(518) 474-6740



NY Forward Overview

NY Forward (NYF)

“Creating healthy, vibrant, walkable downtowns that catalyze sustainable economic development and accrue numerous economic, social, and environmental benefits to the locality, the region, and the State as a whole.”



NYF Goals

- Create an active downtown with a strong sense of place.
- Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
- Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
- Grow the local property tax base.
- Provide amenities that support and enhance downtown living and quality of life.



NYF Strategic Investment Plan

1. **Downtown Profile & Assessment**
2. Vision, Goals & Strategies
3. Public Involvement
4. Proposed Projects



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NYF Strategic Investment Plan

1. Downtown Profile & Assessment
2. Vision, Goals & Strategies
3. Public Involvement
4. **Proposed Projects**

Eligible Project Types

A grayscale photograph of a street intersection in Lancaster, Pennsylvania. A prominent water tower with the word "LANCASTER" on top is visible in the background. The foreground shows a road with a crosswalk, a street lamp, and a traffic sign that reads "TRAFFIC CONTROL CHANGING".

Public Improvement Projects

A grayscale photograph of a modern, multi-story building with large windows and a clean facade. The building appears to be a commercial or residential development.

Private Development/
Rehabilitation Projects

A grayscale photograph of a storefront for "Jolie's Central". A sign in the window says "OPEN". There are large potted plants and flowers in front of the store.

Small Project Fund

A grayscale photograph of a busy street scene with many people walking. The scene suggests a community event or a busy urban area.

Branding & Marketing



Ineligible Use of NYF Funds

- Property acquisition
- Standalone planning activities
- Operation & maintenance
- Training
- Pre-award costs
- Expenses for existing programs



\$6-8 Million Slate of Projects

- Final Slate Goal: Projects totaling at least \$6 million
- Award: \$4.5m
- Why \$6-8m???
 - Before award:
 - Selected projects may drop out or be disqualified
 - Projects may advance on their own before awards are announced
 - After award: Projects can drop out when financing or other business agreements fall through

Lancaster NYF Application



Vision Statement

Lancaster's 21st Century Downtown will be **equitable, resilient, and sustainable**, with a vibrant Village center that retains its traditional **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.



- 1. 1 W Main Mixed-Use
- 2. Boys & Girls Club Improvements
- 3. Central Ave Streetscape Improvements
- 4. Historical Museum Renovations
- 5. Opera House Renovations
- 6. Masonic Temple Renovations
- 7. Village Mobility Hub
- 8. Wayfinding Installations (Village wide)



NYF BOUNDARY



REHABILITATE 1 WEST MAIN



UPGRADE THE LANCASTER BOYS & GIRLS CLUB



EXTEND CENTRAL AVE STREETScape IMPROVEMENTS



RESTORE THE LANCASTER HISTORICAL MUSEUM



UPDATE THE LANCASTER OPERA HOUSE



**TRANSFORM THE FORMER MASONIC TEMPLE
INTO A WELLNESS CENTER**



CREATE A MOBILITY HUB



IMPLEMENT WAYFINDING & GATEWAY TREATMENTS



Updated NYF Boundary & LPC Feedback

- What are your thoughts on the updated study area boundary?
- What do you see as the key issues & opportunities for the study area?
- Do you have any ideas for strategies to advance revitalization?

NY Forward Schedule

Typical NYF Planning Process and Key Deliverable Schedule

MAY

JUNE

JULY

AUG.

SEPT.

OCT.

NOV.

LPC Meetings

1

2

3

4

5

6

Engagement

Open Call for Projects

Public Workshop #1

Public Workshop #2

Public Workshop #3
(Optional for NYF)

Stakeholder Meetings

Project Sponsor Coordination

Strategic Investment Plans (SIP)

Public Engagement Plan

Downtown Profile & Assessment

Community Vision, Goals, and Revitalization Strategies

Project Identification & Development

Draft Project Profiles

Refine Project Profiles

Draft SIP

Finalize SIP



Community Engagement

Community Engagement Plan

LPC Meetings

- Open To Public – in-person
- Meetings Regularly Scheduled and Announced
- 5-6 Meetings (approx. 1 per month)

Public Meetings

- Workshop format – in-person
- Regularly Scheduled & Announced
- 2-3 Meetings (Visioning & Project Identification; Review of Proposed Projects; Final list of projects)

Stakeholder Participation

- Individual and Small Group settings
- Partners / Agencies
- Business and Property Owners

Online Engagement

- Project Website
- Online & Social Media Updates & Engagement
- Survey

Local Outreach Activities

- Pop-Ups at Local Event(s)
- Presentations at standing community meetings

Engaging Hard-to-Reach Populations

- Youth & senior engagement
 - Schools & senior centers
- Local & tourist/visitor feedback
 - Events that are regional draws
 - Working with the Chamber and regional organizations



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LPC Feedback on Next Steps

Request For Projects

- Applicant & Property Info.
- NYF \$ Request
- Narrative, Cost, Benefits, Plan Consistency
- Optional: renderings, documentation of project readiness
- Release 5/31; due 7/14
- Virtual Info. Meeting on 6/5 at 6 PM
- Virtual one-on-one meetings with consultant team staff



Public Survey

- Online & Paper
- LPC Subcommittee meeting on 6/5 to inform survey content
- Target Release date of 6/15 (Public Workshop); due 7/14
- Results will inform evaluation of projects
- Targeted outreach to school and tourists



Meetings

- LPC
 - Next LPC: 6/22
 - All future LPC meetings on the 3rd Tuesday of the month at the Municipal Building
 - 6 PM?
- 1st Public Meeting/Workshop: 6/15 at the Lancaster Opera House



Other

- Website launched!: www.lancasterNYforward.com
- Contacts/questions
 - Norabelle Greenberger, ngreenberger@labellapc.com
 - Hartley Bonisteel Schweitzer, hbonisteelschweitzer@labellapc.com





Public Comments
