



Village of Lancaster NY Forward

6th LPC Meeting | October 17, 2023



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OPPORTUNITY.

NY Forward



Agenda

- I. Welcome & Introductions
- II. LPC Meeting Review
- III. Review and Discussion of Proposed Projects
- IV. Next Steps
- V. Public Comment
- VI. Chair Closing Remarks



LPC Meeting Review

LPC Meeting Review

Meeting 5

- Reviewed project profiles, public feedback, and consultant/LPC evaluations
- Identified projects to remove from funding consideration
- Identified projects to recommend for funding
- Identified additional information needed



Meeting 6

- Review all project recommendations
- Review tabled projects, additional information received, and project updates
- Vote on final slate of projects to recommend for funding
- Discuss the award process and next steps



Review and Discussion of Proposed Projects

Project	Total Project Cost	NYF Funding Request	LPC Meeting 5 Draft Recommendation			
			Final Slate	Other Funding	Not Supported	Tabled
Skoob's Village Grille	\$290,000	\$145,000	X			
110 Central Avenue	\$600,000	\$320,000		X		
Boys & Girls Club	\$1,122,000 ↑	\$1,072,000 ↑	X			
11-19 W. Main Street	\$203,000	\$163,000		X		
32-36 Central Avenue	\$400,000	\$200,000		X		
20 W. Main Street	\$5,934,000	\$881,000	X			
Pocket Park	\$206,000	\$206,000	X			
Senior Housing	\$13,199,000↑	\$900,000 ↓				X
43 Central Avenue	\$220,000	\$100,000	X			
Historical Museum	\$370,000	\$370,000		X		
Town Hall/Opera House	\$1,281,000 ↑	\$1,156,000 ↑				X
Public WiFi	\$54,000	\$54,000			X	
Mobility Hub	\$413,000	\$413,000				X
Wayfinding	\$500,000	\$500,000	X			
Streetscape	\$1,268,000 ↑	\$944,000 ↑	X			
Small Project Fund	N/A	\$300,000	X			
Totals	Minimum of \$26,460,000	\$7,724,000	\$4,148,000	\$1,053,000	\$54,000	\$2,469,000

Expand & Enhance Dining Facilities at Skoob's Village Grille

- **Location:** 50 Central Avenue
- **Sponsor:** Skoob's Village Grille
- **Total Cost:** \$290,000
- **Request:** \$145,000
- **% of Total Cost:** 50%
- **Description:** Façade renovation, new outdoor dining area, interior renovations, new basement lounge
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

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

- **Location:** 5440 Broadway
- **Sponsor:** Russell J. Salvatore Boys & Girls Club of Depew Lancaster
- **Total Cost:** \$1,122,000
- **Request:** \$1,072,000
- **% of Total Cost:** 96%
- **Description:** New teen room, roof replacement, interior and exterior improvements, accessibility upgrades
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

Expand the Lancaster Village Center with a New Mixed-Use Building at 20 West Main Street

- **Location:** 20 West Main Street
- **Sponsor:** Plum Bottom Creek Properties LLC
- **Total Cost:** \$5,934,000
- **Request:** \$881,000
- **% of Total Cost:** 15%
- **Description:** New mixed-use building with 18 apartments, 9,000 SF of ground floor commercial and a 3,000-SF outdoor patio
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

Revitalize & Reconnect Lancaster with a New Pocket Park at the Municipal Building

- **Location:** 5423 Broadway
- **Sponsor:** Village of Lancaster
- **Total Cost:** \$206,000
- **Request:** \$206,000
- **% of Total Cost:** 100%
- **Description:** New landscaped pocket park connecting Broadway to the municipal parking lot
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

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

- **Location:** 43 Central Avenue
- **Sponsor:** Ambitious Enterprises
- **Total Cost:** \$220,000
- **Request:** \$100,000
- **% of Total Cost:** 45%
- **Description:** New storefront, EV charging stations, mural, exterior lighting, site improvements
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

Facilitate Easy Navigation in Lancaster with Comprehensive Wayfinding

- **Location:** Throughout the NYF Area
- **Sponsor:** Village of Lancaster
- **Total Cost:** \$500,000
- **Request:** \$500,000
- **% of Total Cost:** 100%
- **Description:** Gateway and wayfinding signage
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

Beautify the Central Avenue Corridor with Enhanced Streetscape

- **Location:** Central Avenue
- **Sponsor:** Village of Lancaster
- **Total Cost:** \$1,268,000
- **Request:** \$944,000
- **% of Total Cost:** 74%
- **Description:** Streetscape improvements along Central Avenue
- **LPC Meeting #5 Draft Decision:** Include in Final Slate



* For illustrative purposes only

Create a Small Project Fund for Additional Downtown Improvements

- **Location:** Throughout the NYF area
- **Sponsor:** Village of Lancaster
- **Total Cost:** Minimum of \$400,000
- **Request:** \$300,000
- **% of Total Cost:** Up to 75%
- **Description:** Fund up to 75% of smaller project needs throughout the NYF area
- **LPC Meeting #5 Draft Decision:** Include in Final Slate

Documented Small Project Fund Interest

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 Manitoba	\$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

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

Create New Senior Housing along Plum Bottom Creek at Brookfield Place

- **Location:** Brookfield Place
- **Sponsor:** Brookfield Interest LLC
- **Total Cost:** \$13,199,000
- **Request:** \$900,000
- **% of Total Cost:** 7%
- **Description:** 36-unit senior housing development
- **LPC Meeting #5 Draft Decision:** Tabled
 - **Reasons:** Questions about housing affordability & project feasibility. Interest in reducing funding request.



* For illustrative purposes only

Revitalize the Town Hall with a State of the Art Opera House & Exterior Improvements

- **Location:** 21 Central Avenue
- **Sponsor:** Town of Lancaster & Lancaster Opera House
- **Total Cost:** \$1,281,000
- **Request:** \$1,156,000
- **% of Total Cost:** 95%
- **Description:** New signage and windows, lighting & sound equipment upgrades
- **LPC Meeting #5 Draft Decision:** Tabled
 - **Reasons:** Interest in expanding Opera House components and increasing match.



* For illustrative purposes only

Energize Lancaster with a Mobility Hub on Central Avenue

- **Location:** 21 Central Avenue
- **Sponsor:** Town of Lancaster & Lancaster Opera House
- **Total Cost:** \$413,000
- **Request:** \$413,000
- **% of Total Cost:** 100%
- **Description:** EV charging stations, bike storage, covered bus stop, landscaping
- **LPC Meeting #5 Draft Decision:** Tabled
 - **Reasons:** Interest in increasing Village match.



* For illustrative purposes only

For Final Review: SIP Project Slate

Project	Total Project Cost	NYF Funding Request	% of Total Project Cost
Skoob's Village Grille	\$290,000	\$145,000	50%
Boys & Girls Club	\$1,122,000 ↑	\$1,072,000 ↑	96%
20 W. Main Street	\$5,934,000	\$881,000	15%
Pocket Park	\$206,000	\$206,000	100%
Senior Housing	\$13,199,000 ↑	\$900,000 ↓	7%
43 Central Avenue	\$220,000	\$100,000	45%
Town Hall/Opera House	\$1,281,000 ↑	\$1,156,000 ↑	95%
Mobility Hub	\$413,000	\$413,000	100%
Wayfinding	\$500,000	\$500,000	100%
Streetscape	\$1,268,000 ↑	\$944,000 ↑	74%
Small Project Fund	N/A	\$300,000	Up to 75%
Totals	Minimum of \$24,833,000	\$6,617,000	27%

For Final Review: Potential Projects for the Small Project Fund

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
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Business Assistance to Emily's Closet	\$3,955	\$2,966
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Totals	\$735,755	\$538,589

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For Final Review: Projects Recommended for Other Funding

- 1 West Main Street
- 110 Central Avenue
- 11-19 West Main Street
- 32-36 Central Avenue
- Historical Museum

Additional Projects for Consideration

- 75-77 Central Avenue
- Central Avenue Gateway
- Masonic Temple

For Final Review: Projects Not Recommended in the Plan

- Public WiFi



Next Steps

Next Steps

- Electronic ballots will be circulated to the LPC
- Notices will be provided to all project sponsors
- Draft SIP will be submitted to the State
- State will select \$4.5 million in projects to award
- State will make award announcements in late 2023/early 2024
- Projects will be assigned a State agency based on scope who will reach out regarding the award and contracting
- Projects can begin incurring costs the first day of the month following the award announcement
- Project sponsors will provide updates and deliverables as specified in their grant contracts
- State agencies will be in contact regularly to provide support and monitor progress
- Press events may be held in connection with ground-breakings and ribbon-cuttings



Public Comments



For Reference

LPC Evaluations

Highly Aligns with Criteria	Moderately Aligns with Criteria	Slightly Aligns with Criteria
20 West Main Street 75-77 Central Avenue Brookfield Place Senior Housing Central Avenue Streetscape Town Hall/Opera House Pocket Park	43 Central Avenue Boys & Girls Club Masonic Temple Mobility Hub Skoob’s Village Grille Wayfinding	1 West Main Street 11-19 West Main Street 32-36 Central Avenue 110 Central Avenue Historical Museum Public Wifi

Public Feedback

Highly Aligns with Criteria	Moderately Aligns with Criteria	Low Rating
Skoob’s Village Grille Boys & Girls Club 20 West Main Street 43 Central Avenue Town Hall/Opera House Central Avenue Streetscape	110 Central Avenue 32-36 Central Avenue 75-77 Central Avenue Pocket Park Masonic Temple Public WiFi Mobility Hub 1 West Main Street	11-19 West Main Street Brookfield Pl. Sr. Housing Historical Museum Wayfinding