

Revitalize 1 West Main Street with Storefront Improvements and Upper Floor Residential

TOTAL NYF FUNDS REQUESTED \$234,000

TOTAL PROJECT COST \$468,000

% OF TOTAL PROJECT COST 50%



DESCRIPTION

The project includes significant upgrades and improvements to the iconic building at 1 West Main Street, at the heart of Lancaster's Village center, which contains two commercial storefronts and five apartments. Building on significant recent investments along West Main Street, this project will encompass renovation of the long-disused historic opera hall space on the third floor into a

unique live/work apartment overlooking the Village center. The scope will also include replacement of the first floor storefront and the second and third floor windows, all of them very old single-glazed assemblies, to achieve substantial energy efficiency improvements contributing to NYF decarbonization goals.

CAPACITY

Owner Betty Aquila has experience with managing public grant funding, as the over \$100,000 of exterior improvements made to her building in 2016 were partially funded by a NY Main Street grant. The primary investor for this project will Brandt Dubey, a local area resident that has direct financial resources and the ability to seek additional bridge financing to complete this project.

PROJECT PARTNERS

In addition to the building owner and investor team, business owners Nik Fattey and Joe Zarbo of Fattey Beer Company, which is housed in the first floor storefront, are supportive of the project and will be project collaborators.

PROJECT LOCATION / ADDRESS

1 West Main Street

PROJECT SPONSOR

Betty J Aquila, Owner and
Brandt Dubey, investor

PROPERTY OWNER

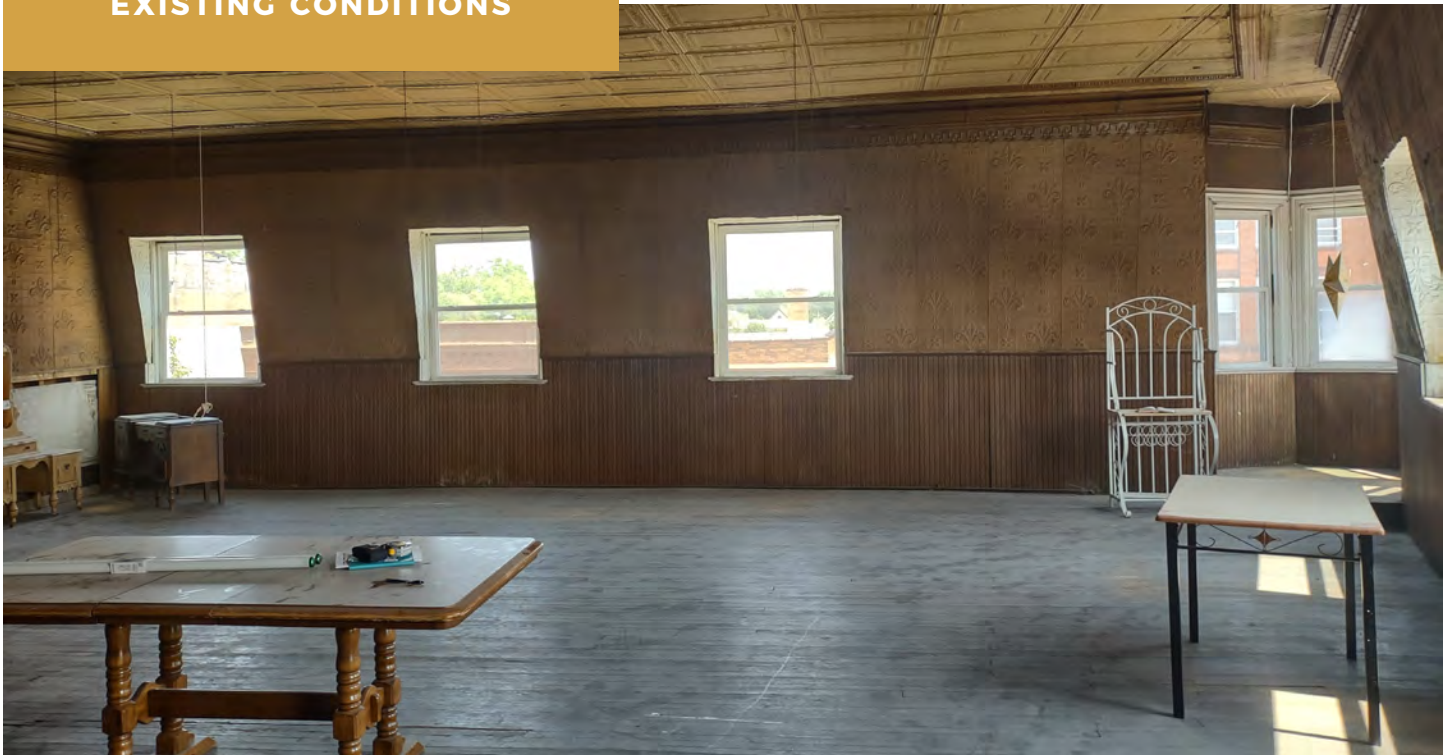
Betty J Aquila - Sole owner



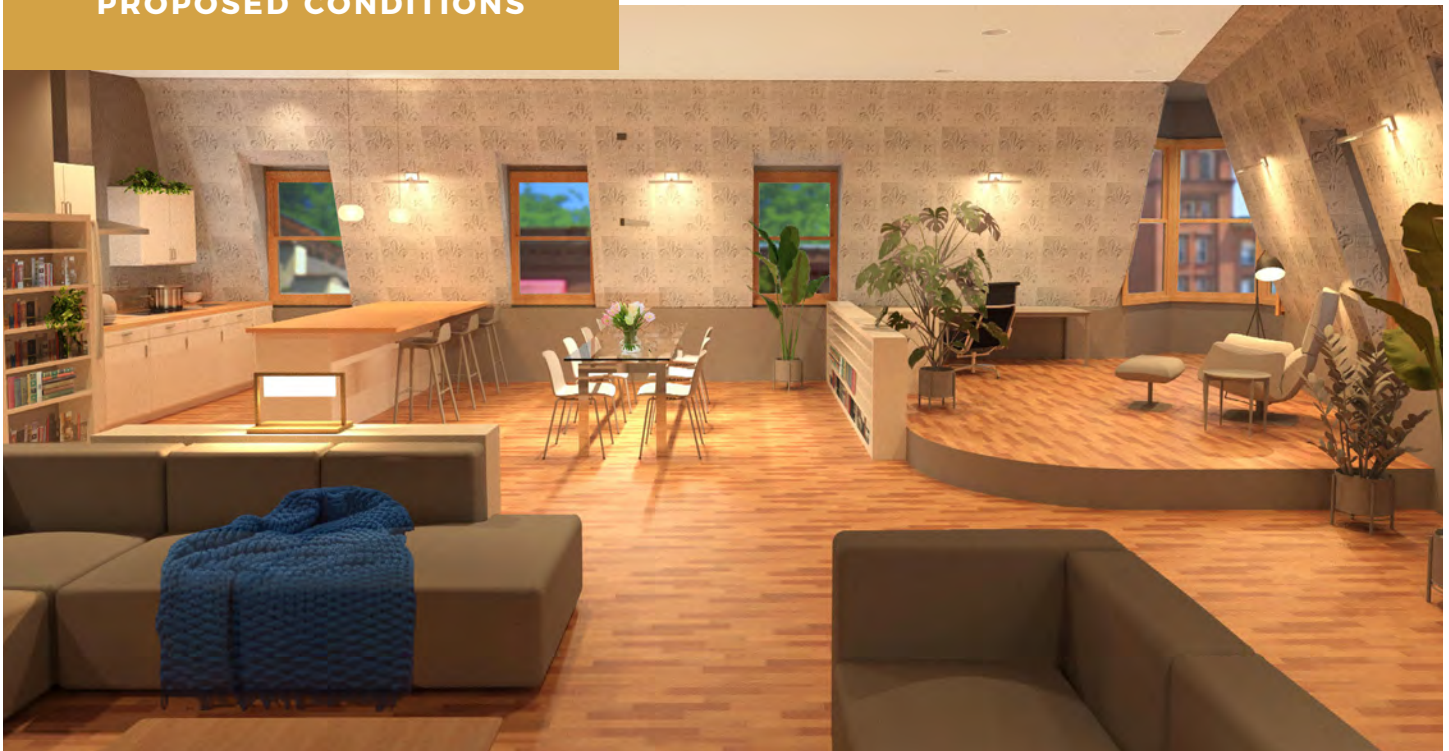
BUDGET

Activity	Amount	Funding Source	Status of Funds
Storefront windows and doors	\$76,000	NYF, HP tax credits & investor equity	Requested
2nd and 3rd floor window replacement	\$167,000		
3rd floor reconstruction	\$225,000		
Total NYF Funding Request			\$234,000
Total Funding from Other Sources			\$234,000
Total Project Cost			\$468,000
% Requested of Total Project Cost			50%

EXISTING CONDITIONS



PROPOSED CONDITIONS



PROPOSED CONDITIONS



Create Expanded Interior & Exterior Space for 32-36 Central Avenue

TOTAL NYF FUNDS REQUESTED \$300,000

TOTAL PROJECT COST \$400,000

% OF TOTAL PROJECT COST 75%



DESCRIPTION

The proposed activation of 31 Central's shared courtyard begins with the reclamation of a disused basement at 34-36 Central Ave's lowest level. The roughly 1,600-square foot space will stabilize the existing slab, fur out rough masonry walls, and relocate interior utilities to make way for a third rentable commercial space for the already mixed-use building. Renovations will continue with

regrading of the rear yard and restoration of exterior masonry openings resulting in walk out access for the lower level tenant. An existing exterior egress stair leading to the upper level residential units will be reconfigured to provide for a patio space to be shared between building occupants and patrons of each connected business. The connecting driveway will remain accessible to off-street parking currently at the rear of the lot. Finally, a locally themed mural is proposed for the north facing elevation of 36 Central overlooking the adjacent public parking. This will serve as an unmistakable welcome for all southbound travelers uniquely identifying the Village and its rich history.

CAPACITY

The project sponsor is a proven steward of historic properties in Lancaster's Central Business District having brought both 34-36 and 32 back to life over a period of 30 years. In addition, the sponsor's efforts are responsible for the restoration of two other once vacant local buildings now infilled with operating tenants. Public grant funding has played a role in each of these developments through the New York Main Street program and continues to do so with more recent Erie County grants for exterior enhancements to be completed in spring 2024. Collective ownership of the adjacent buildings and the shared driveway ensure ease of the redevelopment process.

PROJECT PARTNERS

The sponsoring partnership, consisting of a Property Manager and Attorney along with his partner, an established property developer, are uniquely connected to the construction industry. Together their experience offers extensive support through financial, legal, construction, and development

PROJECT LOCATION / ADDRESS

34-36 Central Avenue, Lancaster NY

PROJECT SPONSOR

31 Central Ave Inc.

PROPERTY OWNER

31 Central Ave Inc. (A partnership between the project sponsor and his business partner) outright owns 34-36 Central Avenue and 32 Central Avenue, including the driveway and rear courtyard space shared between both.



contacts. While no tenant has officially claimed the proposed walk-out basement level commercial space, the project sponsor is actively fielding interest from local businesses including a whiskey bar and a gelato shop.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Convert apt to commercial (32 Central)	\$100,000	Owner	Secured
Basement rehabilitation (34 Central)	\$275,000	NYF	Requested
Mural and signage on building	\$25,000		Requested
Total NYF Funding Request			\$300,000
Total Funding from Other Sources			\$100,000
Total Project Cost			\$400,000
% Requested of Total Project Cost			75%

EXISTING CONDITIONS



PROPOSED CONDITIONS



EXISTING CONDITIONS



PROPOSED CONDITIONS



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

TOTAL NYF FUNDS REQUESTED \$1,245,000

TOTAL PROJECT COST \$1,290,000

% OF TOTAL PROJECT COST 96%



DESCRIPTION

This project aims to rehabilitate exterior enclosure elements vital to continuing the transformative services offered by the Boys & Girls Club of Depew Lancaster. The main floor of the landmarked 1905 Miller-Mackey house services drop in day programming for the Club while the second and third floors have been sub-divided into five occupied low-income rental units. Unclaimed attic

space remains undeveloped and provides the opportunity for two additional units. Portions of the interior including original wood floors, plaster walls and ceilings have significantly deteriorated from continued roof leaks and prolonged exposure. A complete replacement of both flat and shingled roof areas, rebuilding of deteriorated exterior soffits, and replacement of inoperable original wood windows are vital to protecting the programming within for several more years. Future development of new rental units would hinge on building electrical upgrades, installation of a sprinkler system in the original mansion, and secondary egress pathways.

In conjunction with living unit rehabilitation, the Club plans to introduce a new teen-centered counseling program in a currently unoccupied space at the main floor. Development of this amenity would include an ADA compliant entry system to further reach of the community services available.

CAPACITY

The Russel J Salvatore Boys & Girls Club of Depew Lancaster is overseen by a local Board of Directors with a demonstrated history of public grant administration. Together they have successfully managed a Monica Wallace personnel reimbursement grant, as well as DASNY and Ralph Wilson funding. In 2016 they implemented a \$2.4 million rebuild of the Depew club after fire damage.

PROJECT PARTNERS

The Board of Directors and an extensive network of alumni stand at the ready to assist through the redevelopment process.

PROJECT LOCATION / ADDRESS

5440 Broadway, Lancaster NY

PROJECT SPONSOR

Russell J. Salvator Boys & Girls
Club of Depew Lancaster

PROPERTY OWNER

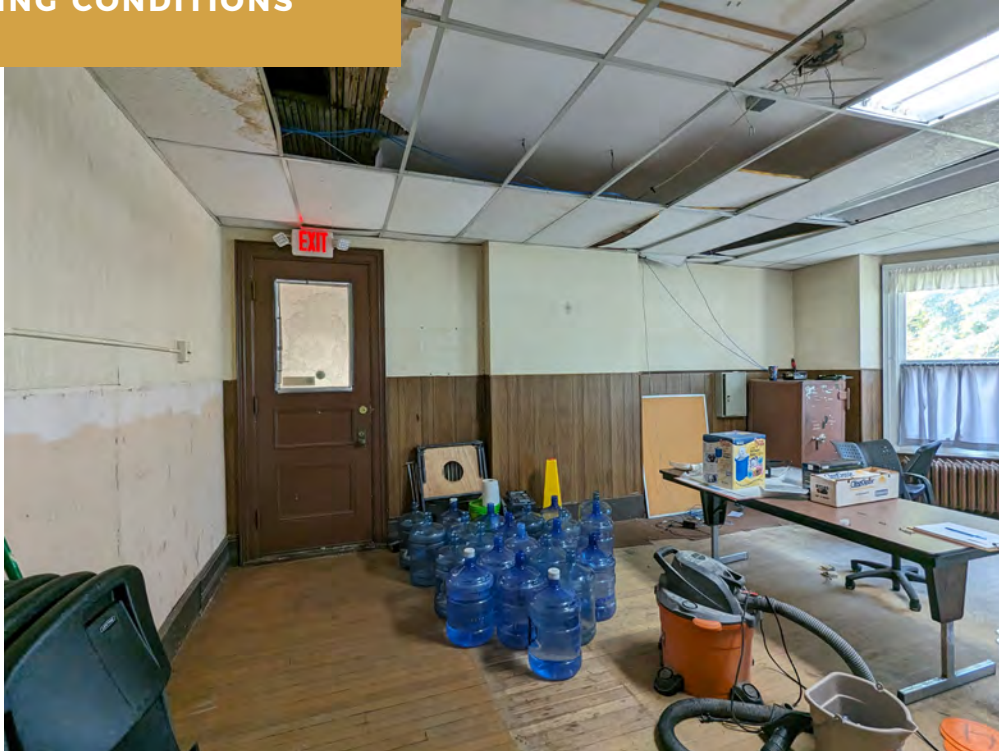
Russell J. Salvator Boys & Girls
Club of Depew Lancaster



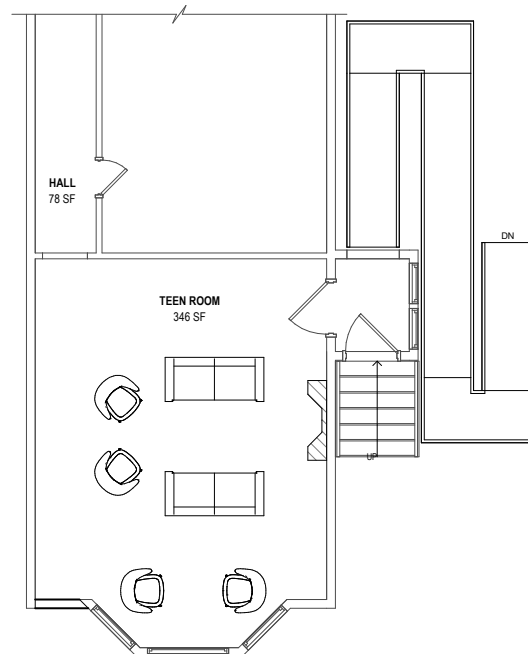
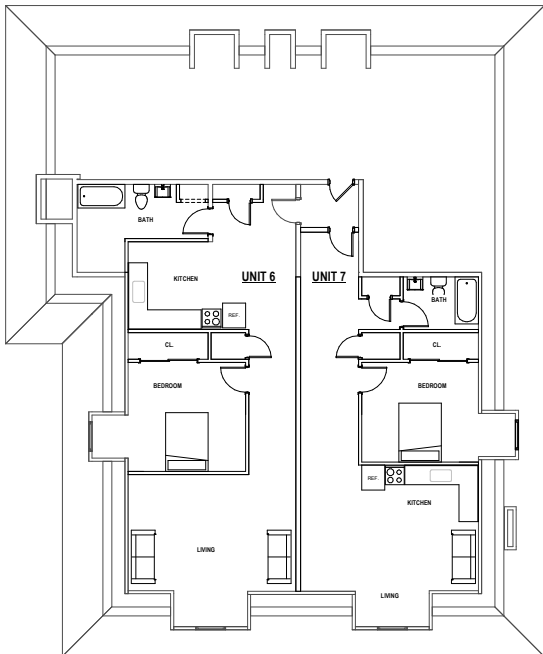
BUDGET

Activity	Amount	Funding Source	Status of Funds
Creation of teen room for counseling	\$45,000	DASNY	Anticipated
Roof replacement - flat roof	\$100,000	NYF	Requested
Roof replacement - shingled roof	\$200,000		
Windows 2nd floor	\$45,000		
Painting of building	\$80,000		
Soffit repair & downspouts	\$50,000		
Handicap accessible Entrances & fire doors	\$250,000		
Rehabilitation of apartments	\$450,000		
Electrical & other improvements	\$70,000		
Total NYF Funding Request			
Total Funding from Other Sources			\$45,000
Total Project Cost			\$1,290,000
% Requested of Total Project Cost			96%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Cultivate Diverse Community Dining and Living at 110 Central Avenue

TOTAL NYF FUNDS REQUESTED \$432,500

TOTAL PROJECT COST \$865,000

% OF TOTAL PROJECT COST 50%



PROJECT DESCRIPTION

Situated in a mixed-use triplex at 110 Central Ave, Lancaster, NY 14086, Braata LLC's ambitious project aligns with the Village's goals and vision. The mixed-use triplex, encompassing a commercial space and two residential units, stands ripe for innovation. The project sponsor's vision for the commercial segment leans into modern gastronomy, aiming to infuse Lancaster's streets with a vibrant eatery that will be an inviting culinary space, combining the bustling energy of a contemporary café with the warm, cozy ambiance. By focusing on creating a food and dining hub, the project supports local entrepreneurs and nurtures an enriched cultural scene, which are key components of Lancaster's economic development strategy.

The project sponsor also plans to rejuvenate the two residential units above the commercial space. Their refurbishment will enhance Lancaster's housing stock and champion affordability. Each unit will benefit from meticulous updates, including modern kitchens, refreshed bathrooms, and versatile floor plans, making them irresistible to new and current residents.

The collaboration between the project sponsor, Braata LLC, and property owner, 1060 Harlem LLC, equips them with the autonomy to spearhead this project, backed by a shared vision for a more connected and culinary-centric Lancaster. Through a lease-to-own agreement, Braata LLC anticipates taking the reins of ownership before the project's initiation, ensuring seamless execution from conception to completion.

CAPACITY

The project sponsor has over eight years of experience in residential remodeling, housing, and real estate.

PROJECT PARTNERS

None

PROJECT LOCATION / ADDRESS

110 Central Avenue, Lancaster, NY

PROJECT SPONSOR

Braata LLC

PROPERTY OWNER

The property owner is 1060 Harlem LLC. The project sponsor has a lease-to-own agreement on the property.



BUDGET

Activity	Amount	Funding Source	Status of Funds
Acquisition	\$165,000	Bank / Equity	Secured
Design, Permitting & Construction	\$432,500	NYF	Requested
	\$267,500	Bank / Equity	Anticipated
Total NYF Funding Request			\$432,500
Total Funding from Other Sources			\$432,500
Total Project Cost			\$865,000
% Requested of Total Project Cost			50%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Empowering Community Connection Through Free Downtown WiFi

TOTAL DRI FUNDS REQUESTED \$110,000

TOTAL PROJECT COST \$110,000

% OF TOTAL PROJECT COST 100%



PROJECT DESCRIPTION

Connect Lancaster is an innovative project that aims to revolutionize the technological landscape of the Village by providing universal access to high-speed internet. This community-driven effort recognizes the role of connectivity in modern life and is dedicated to eliminating barriers that hinder digital access.

Free WiFi will be accessible in key downtown locations such as parks, public buildings, shopping areas, and communal spaces. This universal access ensures that no resident or visitor is left offline, fostering economic empowerment, education, opportunity, tourism, community engagement, and environmental consciousness. The project will support local businesses and entrepreneurs by offering free WiFi, attract customers, enhance the overall business environment, and open doors to educational resources, job opportunities, and essential services. Visitors will find navigating the Village easier, discovering local attractions, and engaging with Lancaster's rich cultural heritage.

Connect Lancaster resonates with the CDC's mission of enhancing community life and promoting economic development. It contributes to an inclusive digital community where every individual has the opportunity to grow, learn, and engage. The project will prioritize sustainable practices, implementing energy-efficient equipment, and eco-friendly policies. It will commence with a detailed assessment of community needs, followed by a phased rollout of the WiFi network, with collaborations ensuring smooth and efficient implementation.

PROJECT LOCATION / ADDRESS

Downtown Lancaster, NY

PROJECT SPONSOR

Lancaster CDC

PROPERTY OWNER

Village of Lancaster



CAPACITY

The Lancaster Community Development Corporation (CDC) is a not-for-profit organization founded in 1996 by the Village of Lancaster with a focused mission: the revival of the downtown central business district. Committed to enhancing the quality of life for its residents, the Lancaster CDC actively plans, promotes, coordinates, and executes programs specifically aimed at the business core of the village.

Recognizing the vital role that a thriving business center plays in the overall health and vibrancy of a community, the Lancaster CDC develops new approaches and methods for economic development. The corporation plays a crucial role in shaping a prosperous and dynamic community by fostering growth, encouraging innovation, and supporting local businesses and entrepreneurs.

Through strategic partnerships, targeted initiatives, and a forward-thinking approach, the Lancaster CDC strives to create an environment where businesses can flourish, residents can enjoy an enriched quality of life, and the Village of Lancaster's unique character is preserved and celebrated.

PROJECT PARTNERS

Village of Lancaster

BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$70,000	NYF	Requested
Construction Administration	\$40,000		
Total NYF Funding Request			\$110,000
Total Funding from Other Sources			\$0
Total Project Cost			\$110,000
% Requested of Total Project Cost			100%

Enhance 43 Central Avenue

TOTAL NYF FUNDS REQUESTED \$100,000

TOTAL PROJECT COST \$220,000

% OF TOTAL PROJECT COST 45%



PROJECT DESCRIPTION

Ambitious Companies is proposing upgrade the façade of 43 Central including a new storefront and a mural. The current storefront comprises incompatible brick and stucco materials along with a small window opening that is not compatible with the building's history or adjacent Central Avenue buildings. A new historically appropriate storefront would be installed, which will open

up the façade with full-length windows and a new entrance. A new wall sign would also be installed on the storefront.

To complement the storefront improvements, a new mural would be painted on the north side of the building facing Plum Bottom Creek. The façade is very visible, and the owner would like to provide a welcoming mural to enliven the downtown area.

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

Other improvements proposed include paving the rear parking area, installing three EV Chargers, and constructing an enclosure for the dumpster.

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.

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.



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%

EXISTING CONDITIONS



PROPOSED CONDITIONS



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

TOTAL NYF FUNDS REQUESTED \$1,125,000
TOTAL PROJECT COST \$2,250,000
% OF TOTAL PROJECT COST 50%



DESCRIPTION

The project encompasses development of a new mixed-use structure on a prominent corner at the north end of the village center. This corner has recently been re-envisioned with a new roundabout and this project builds upon and highlights that investment. The two-story building will be designed to be cohesive with the historic village center and will encompass approximately 10,000 square

feet, replacing two smaller residential structures currently on the site. The first floor will contain approximately three retail storefronts as well as an anchor space at the corner intended for a restaurant, which together will enhance the walkability and vibrance of the village center as well as provide space for the fostering of small local businesses. The second floor will contain approximately four market-rate apartments, addressing a need for additional middle-income apartments in the NYF boundary demonstrated in the market study. In addition, expansion of the parking area at the rear of the site will allow for provision of additional off-street parking spaces, a stated need within the village center.

CAPACITY

The project owner leads Simme Advantage Real Estate and has decades of experience in the real estate and construction industry, both in the buying and selling of properties and as a sales manager for construction of new homes. Through this experience, he has established long-standing connections with builders. He also has some experience with government grant programs, primarily for home construction and purchases, working on behalf of clients.

PROJECT PARTNERS

The project sponsor is seeking a funding partnership with a financial institution. The need for additional partners will be determined.

PROJECT LOCATION / ADDRESS

75-77 Central Avenue, Lancaster NY

PROJECT SPONSOR

75 Central, LLC

PROPERTY OWNER

Steven Simme - Sole owner of both properties



BUDGET

Activity	Amount	Funding Source	Status of Funds
Demolition	\$50,000	Sponsor funds	Anticipated
Parking lot	\$50,000		
Design plans	\$125,000	Bank loan	
Building construction	\$675,000		
	\$200,000	Sponsor funds	
	\$1,125,000	NYF	Requested
Lighting/signage	\$10,000	Bank loan	Anticipated
Fence, Landscaping	\$15,000		
Total NYF Funding Request			\$1,125,000
Total Funding from Other Sources			\$1,125,000
Total Project Cost			\$2,250,000
% Requested of Total Project Cost			50%

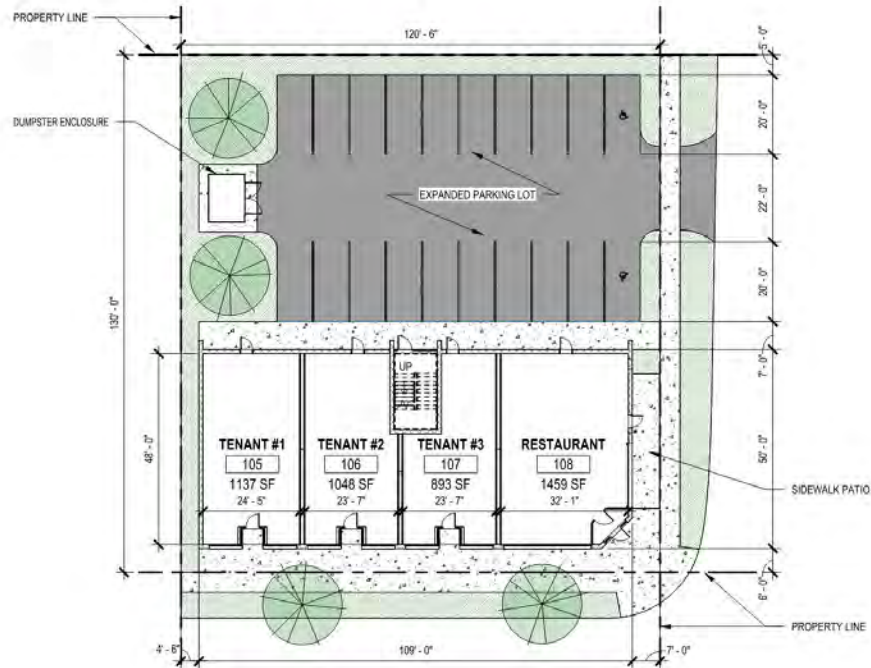
EXISTING CONDITIONS



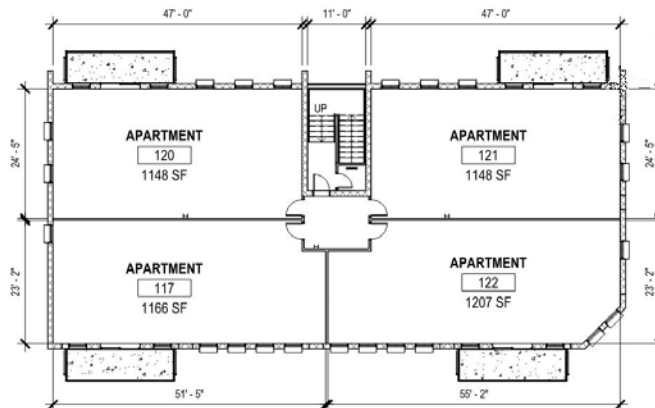
PROPOSED CONDITIONS



PROPOSED CONDITIONS



PROPOSED CONDITIONS



Expand and Enhance Skoob's Village Grille

TOTAL NYF FUNDS REQUESTED \$121,500

TOTAL PROJECT COST \$243,000

% OF TOTAL PROJECT COST 50%



DESCRIPTION

Willam Skubis is proposing an expansion and enhancements to his full-service restaurant, Skoob's Village Grille at 50 Central Avenue. It is a two-story brick building with a full basement and recently added patio. This historic site has hosted gatherings in the Village of Lancaster for over 100 years. Formerly a Redmen's Lodge and Oriole's Nest, 50 Central Avenue is listed as a contributing building to the Central Avenue Historic District.

Enhancements to Skoob's Village Grille will include a façade renovation to restore the historic fabric of the building façade. The plywood panels and trim will be removed, exposing the existing brick underneath. New storefront will match the proportions of neighboring historic buildings on Central Avenue while using modern materials and finishes to reflect the aesthetic of the restaurant. It will be thermally broken aluminum and will include operable windows to create maximum openness and connection to the street.

Additional exterior improvements include adding removable windows to the covered patio space, making it useable during winter, as well as adding 290 square feet of outdoor dining and a mural. The outdoor dining area will be on the north façade, fenced in, with a larch wood pergola and a vibrant mural on the brick above.

Skoob's Village Grille has a restaurant and bar on the first floor, a banquet room on the second floor that can host 150 people, and an unused basement that includes a former lounge space. The project sponsor intends to renovate the banquet room providing new flooring, light fixtures, windows, bathroom finishes, and energy efficient HVAC improvements. The basement lounge will be restored by repairing the floor, adding partitions, doors, two new toilet rooms, new lighting and a permanent bar. A historic mural along the west wall of the lounge space will be preserved.

CAPACITY

The project sponsor purchased the building in 2020 and has been working at making improvements even before that. He applied for the NY Main Street Grant in 2019, proposing to build a patio, renovate the basement lounge, and improve the historic façade. Unfortunately that process fell through because of the pandemic. The project sponsor continued on anyway and built a \$130,000 covered

PROJECT LOCATION / ADDRESS

50 Central Avenue, Lancaster NY

PROJECT SPONSOR

Skoob's Village Grille

PROPERTY OWNER

William Skubis



patio, purchasing the driveway next to his building in the process. The project sponsor has worked with Alden State Bank in the past, and they are willing to continue to work with Skoob's Village Grille on this next project.

PROJECT PARTNERS

The project sponsor is partnering with Alden State Bank, which has worked with the project sponsor in the past.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Revitalize Banquet Facilities	\$28,000	NYF & bank loan	Requested
Efficient HVAC for banquet facilities	\$50,000		
Mural on north facade	\$10,000		
Outdoor dining improvements	\$25,000		
Facade improvements	\$55,000		
Restore basement lounge	\$75,000		
Total NYF Funding Request			\$121,500
Total Funding from Other Sources			\$121,500
Total Project Cost			\$243,000
% Requested of Total Project Cost			50%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Enhance Community Connection at 11 & 19 West Main Street

TOTAL NYF FUNDS REQUESTED \$188,500

TOTAL PROJECT COST \$220,500

% OF TOTAL PROJECT COST 93%



PROJECT DESCRIPTION

The applicant is introducing a comprehensive and transformative project in the heart of Lancaster, thoughtfully designed to honor the Tichy Family's historical legacy and significantly enhance the accessibility and usability of the 11 West Main Street public space. This multifaceted initiative is poised to create a symbolic tribute to the founders of Twin Village Music, while also functioning as an inclusive connector within the Village. The vision encompasses promoting walkable access to parking, multiple building levels, and adding 25 new accessible interior doors.

At the core of this transformation are two archway gateways to be installed at either end of an existing alleyway, defining distinctive entry and exit points. In a move to champion inclusivity, ADA-accessible access points will be integrated on both sides of the gateway. This initiative also includes the installation of 25 accessible doors within the 11 West Main Street building, ensuring that the space can be freely utilized by all community members, irrespective of mobility constraints.

Another remarkable feature is a centrally located bar-grate staircase, meticulously designed to minimize maintenance, which will bridge the upper and lower levels of the adjacent building. When combined with the newly added accessible doors, this thoughtful design is set to improve the space's overall flow and functionality profoundly.

These elements coalesce into a synergistic whole: the combination of ADA-accessible pathways, symbolic archways, a practical staircase, and accessible interior doors, standing as a living tribute to the founders of Twin Village Music. This project reflects a revered part of the Village's history and establishes an essential, accessible connector.

PROJECT LOCATION / ADDRESS

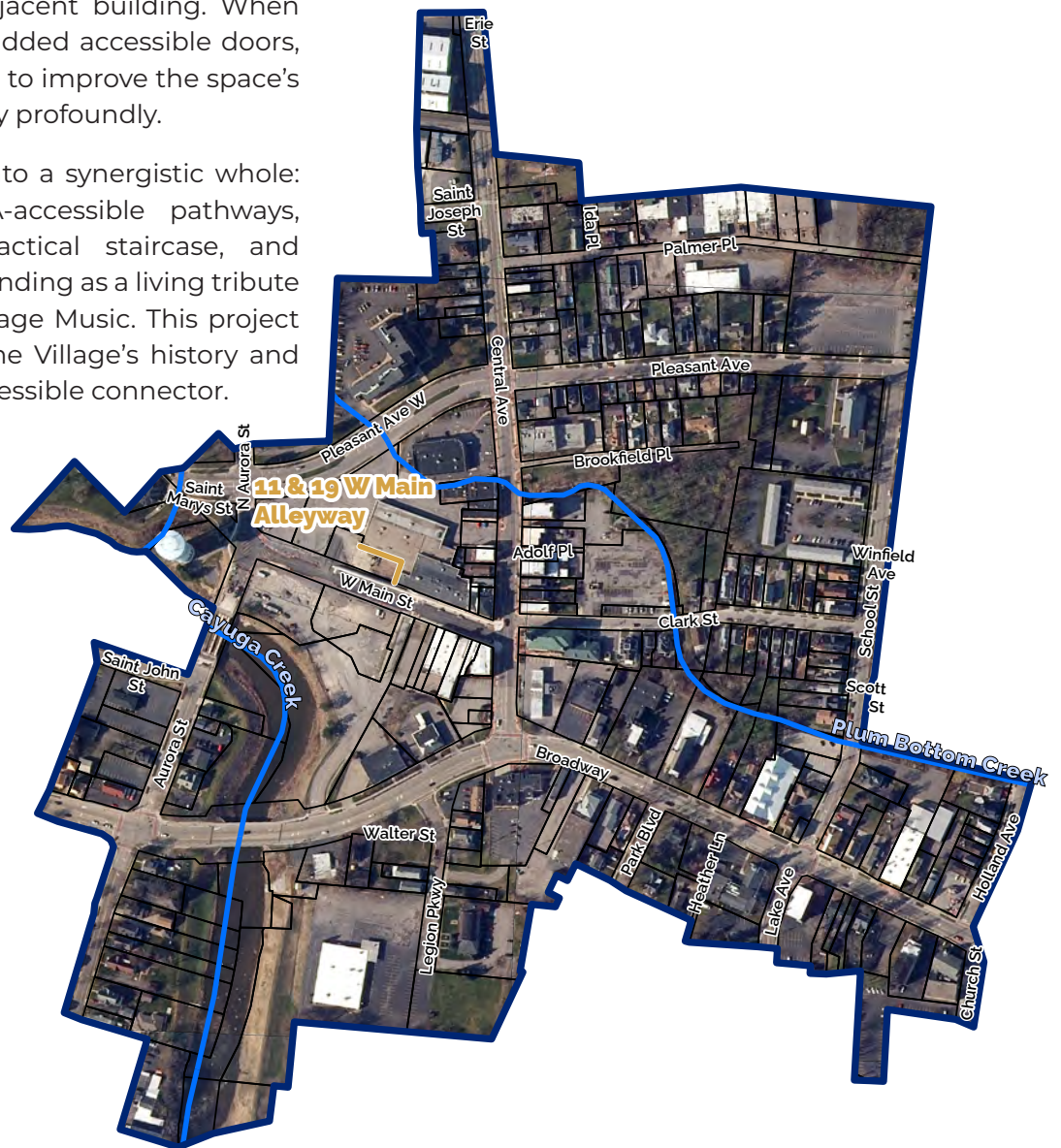
11 & 19 West Main Street, Lancaster, NY

PROJECT SPONSOR

Plum Bottom Creek Properties, LLC

PROPERTY OWNER

Plum Bottom Creek Properties, LLC



CAPACITY

Plum Bottom Creek Properties, LLC's rich experience in real estate development, commitment to community development and historic preservation, and problem-solving approach make them an ideal candidate to undertake this project. Their proven track record in Lancaster demonstrates their capacity and dedication to transforming the Village into a thriving, accessible, and culturally vibrant community.

The project sponsor's commitment to transforming the Village of Lancaster began with purchasing and renovating two historic buildings on West Main Street in 2014. Their attention to historical significance and keen understanding of community desires has fueled their success in rehabilitating and revitalizing the area.

This major project came with a private investment of approximately \$5 million to complete the transformation of the outdated strip plaza and a new build development with apartments and retail space on West Main Street and built on the Village's investment of \$8 million supported by the Buffalo Billion II initiative for much-needed infrastructure improvements. This work included meticulous planning to overcome deficiencies of previous plans, including logistical challenges like parking, growth management, and environmental factors.

The project sponsor's ability to balance historic preservation with modern necessities is further demonstrated in their development and renovation of apartments in various locations. Their projects include the successful purchase and renovation of 140 apartments in Depew, Cheektowaga, Lancaster, and West Seneca.

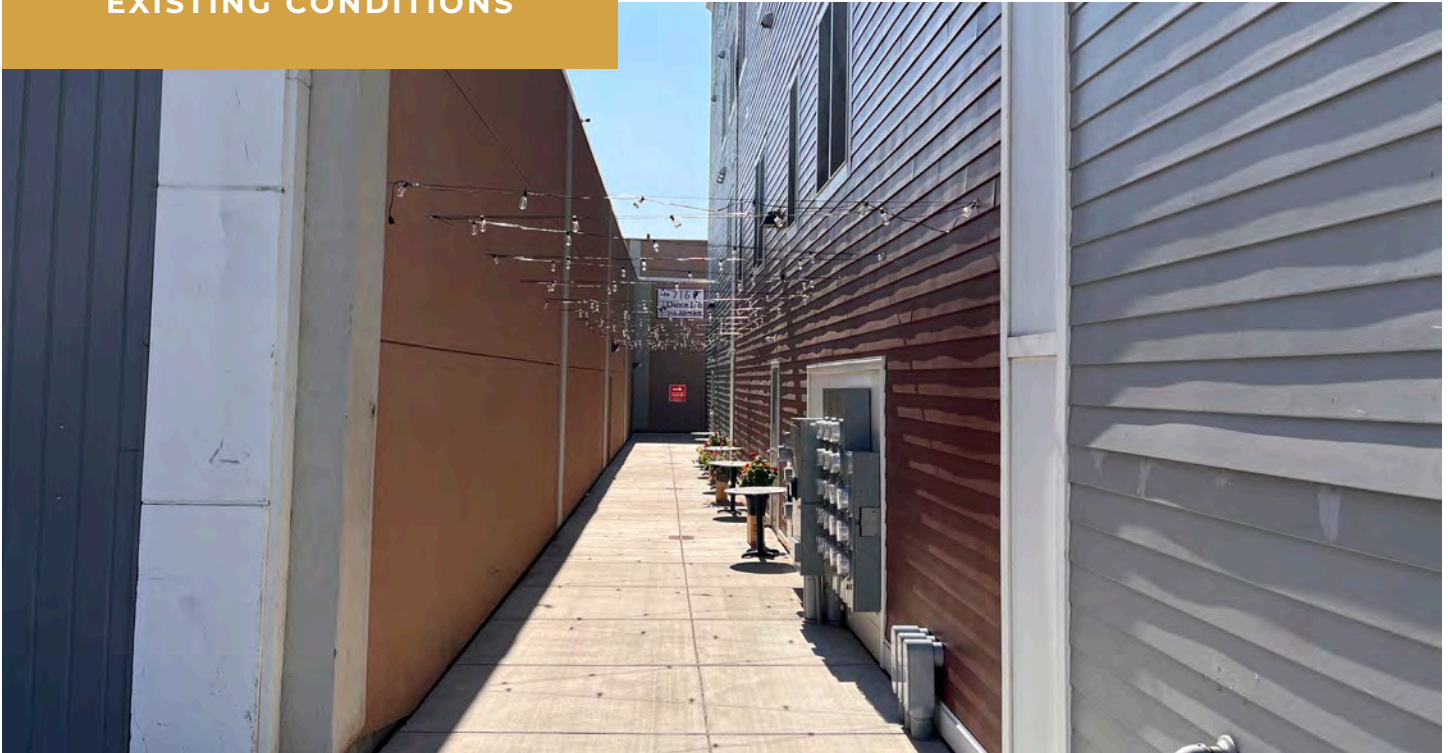
PROJECT PARTNERS

None

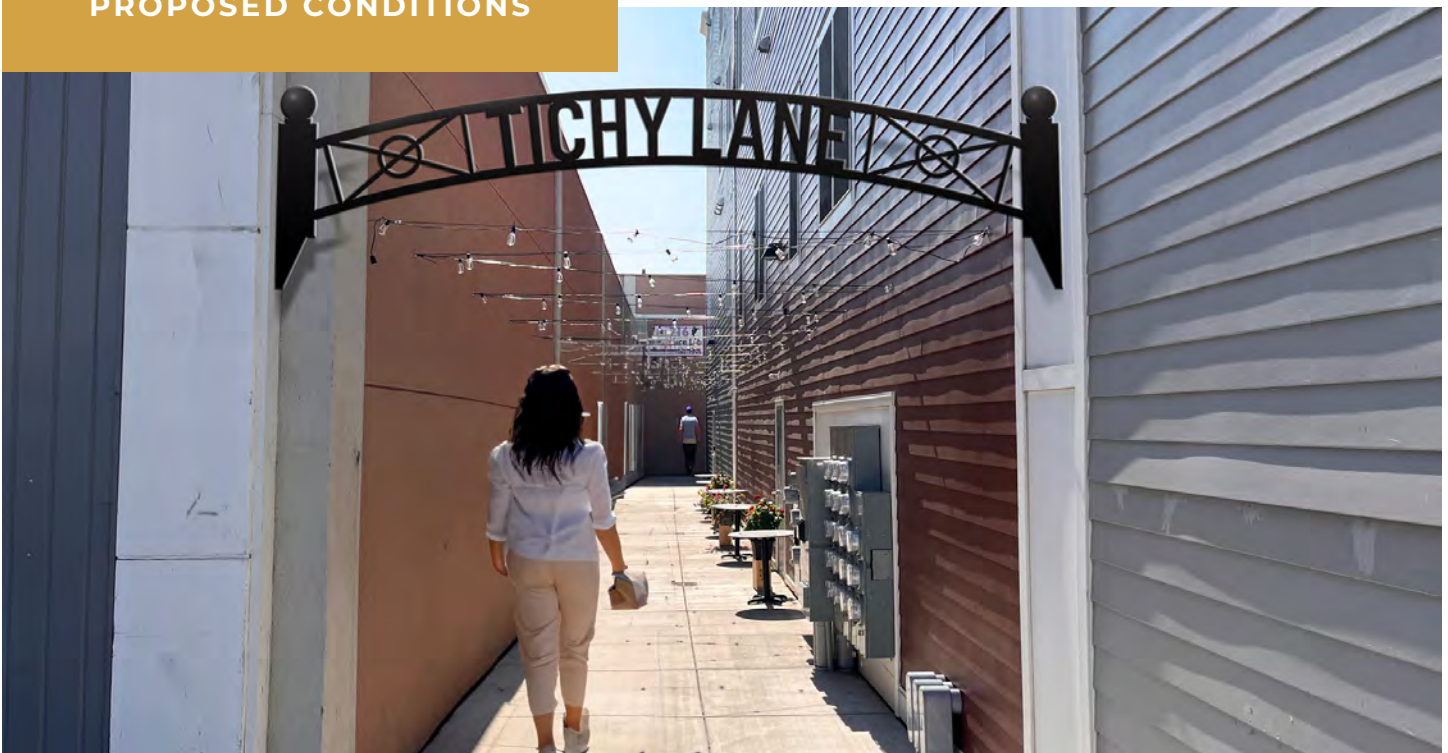
BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$188,500	NYF	Requested
	\$14,000	Private Equity	Secured
Total NYF Funding Request			\$162,500
Total Funding from Other Sources			\$40,000
Total Project Cost			\$202,500
% Requested of Total Project Cost			80%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Expand the Lancaster Village Center along West Main Street

TOTAL NYF FUNDS REQUESTED \$880,400

TOTAL PROJECT COST \$5,933,570

% OF TOTAL PROJECT COST 15%



PROJECT DESCRIPTION

In line with Lancaster’s NY Forward vision of revitalizing and connecting the community, the Lancaster Village Center project will continue the revitalization that the project sponsor has been instrumental in advancing along West Main Street. The four-story mixed-use building will fill a gap in the West Main Street fabric, extending the activity hub of Central Avenue to Cayuga Creek and park.

The project will introduce 18 upper-level apartments and 9,000 square feet of first-floor retail and commercial space, overlooking Cayuga Creek Park and within walking distance to Village shops. The building will also create a 3,000-square-foot outdoor patio space overlooking the picturesque creek and park, enriching the Village's cultural fabric and enhancing its accessibility and aesthetic appeal. Artfully hiding the parking lot and under levels of the building will significantly enhance the Village center's appearance.

After completing the first phase of the Lancaster Village Center redevelopment at 19 West Main Street, which is now fully occupied, and successfully securing approvals for the second phase, the NYF funding request will fill a critical gap in the project financing, enhance the proposal with a community patio space, and ensure that this vitally needed mixed-use project is completed.

PROJECT LOCATION / ADDRESS

20 West Main Street, Lancaster, NY

PROJECT SPONSOR

Plum Bottom Creek Properties, LLC

PROPERTY OWNER

Plum Bottom Creek Properties, LLC



CAPACITY

Plum Bottom Creek Properties, LLC's rich experience in real estate development, commitment to community development and historic preservation, and problem-solving approach make them an ideal candidate to undertake this project. Their proven track record in Lancaster demonstrates their capacity and dedication to transforming the Village into a thriving, accessible, and culturally vibrant community.

The project sponsor's commitment to transforming the Village of Lancaster began with purchasing and renovating two historic buildings on West Main Street in 2014. Their attention to historical significance and keen understanding of community desires has fueled their success in rehabilitating and revitalizing the area. This major project came with a private investment of ~\$5 million to complete the transformation of the outdated strip plaza and a new build development with apartments and retail space on West Main Street. This is in partnership with the Village of Lancaster's investment of \$8 million supported by the Buffalo Billion II initiative for much-needed infrastructure improvements. This work included meticulous planning to overcome deficiencies of previous plans, including logistical challenges like parking, growth management, and environmental factors.

The project sponsor's ability to balance historic preservation with modern necessities is further demonstrated in their development and renovation of apartments in various locations. Their projects include the successful purchase and renovation of 140 apartments in Depew, Cheektowaga, Lancaster, and West Seneca.

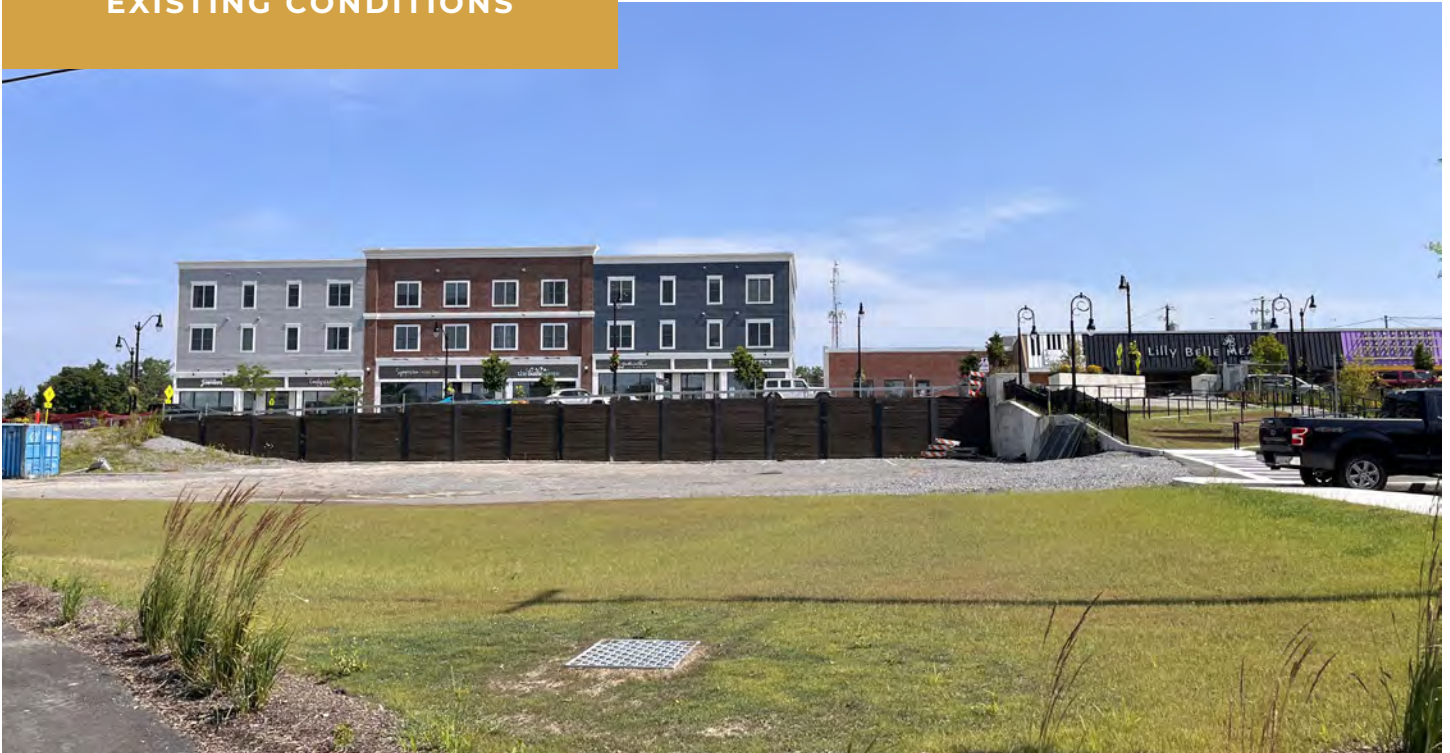
PROJECT PARTNERS

The project sponsor has been working with an experienced team of design and construction professionals, including Sutton Architecture and Wendel, to bring this project to its current state of readiness. The project sponsor already has identified tenants for the building's ground floor commercial spaces.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$880,400	NYF	Requested
	\$5,053,170	Equity / Bank Loan	Secured
Total NYF Funding Request			\$880,400
Total Funding from Other Sources			\$5,053,170
Total Project Cost			\$5,933,570
% Requested of Total Project Cost			15%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Revitalize the Town of Lancaster Historical Society Museum

TOTAL NYF FUNDS REQUESTED \$370,000

TOTAL PROJECT COST \$370,000

% OF TOTAL PROJECT COST 100%



PROJECT DESCRIPTION

The Town of Lancaster is proposing to replace 40 deteriorated and energy inefficient windows at the Historical Society Museum located at 40 Clark Street in the Village of Lancaster. The building is a contributing property in the Central Avenue Historic District, which is on the National Register.

The new windows would be aluminum clad wood windows to comply with the State Historic Preservation Office guidelines. Window sizes and character would be compatible with the age of the structure. Windows on all sides of the building are included in the scope of work.

CAPACITY

The Town of Lancaster has received and successfully administered State and private grants.

PROJECT PARTNERS

The Town of Lancaster will be implementing the project without any partners.

PROJECT LOCATION / ADDRESS

40 Clark Street, Lancaster, NY

PROJECT SPONSOR

Town of Lancaster

PROPERTY OWNER

Town of Lancaster



BUDGET

Activity	Amount	Funding Source	Status of Funds
Window Replacements	\$350,000	NYF	Requested
Lead/Asbestos Remediation	\$10,000		
Design	\$5,000		
Construction Administration	\$5,000		
Total NYF Funding Request			\$370,000
Total Funding from Other Sources			\$0
Total Project Cost			\$370,000
% Requested of Total Project Cost			100%

Revitalize the Opera House and Town Hall

TOTAL NYF FUNDS REQUESTED \$1,135,000

TOTAL PROJECT COST \$1,135,000

% OF TOTAL PROJECT COST 100%



PROJECT DESCRIPTION

The Town of Lancaster and the Lancaster Opera House, Inc. are partnering on a project to upgrade the Town Hall and Opera House. Both uses are housed in the same building in the center of downtown Lancaster. To maximize the impact on downtown, the partners have agreed to focus improvements on the most visible portions of the building.

Consequently, the scope includes replacing windows on the 1897 historic building. The new windows will be replaced by aluminum clad wood windows to comply with State Historic Preservation Office (SHPO) guidelines, and more accurately reflect the original window design, profiles, and muntin configurations.

Additional exterior work includes a sign on the south side of the building to advertise events, an awning over the Clark Street entrances for the Opera House and Town Hall, as well as replacement and resetting of brick work on the entrance. Complementary interior work includes lighting and sound equipment upgrades to the Opera House.

CAPACITY

This is a transformative first phase of a larger long-term project to upgrade the Town Hall and Opera House that will preserve the historic building, improve its appearance, and enhance the Opera House.

Both the Town of Lancaster and Lancaster Opera House have received and successfully administered state and private grants. The Opera House is also in the middle of a \$1,000,000 capital campaign to support additional work to complement the NYF investment. Recently, the Opera House received a \$293,000 grant to replace a broken and obsolete HVAC system.

The Town will be developing a MOU with the Opera House for the project and implementation of NYF grant funding.

PROJECT PARTNERS

The Town of Lancaster is partnering with the Lancaster Opera House to advance the project. Most of the scope and cost is attributable to improvements for the Opera House, but all the improvements will benefit both partners.

PROJECT LOCATION / ADDRESS

21 Central Avenue, Lancaster, NY

PROJECT SPONSOR

Town of Lancaster and the Lancaster Opera House, Inc.

PROPERTY OWNER

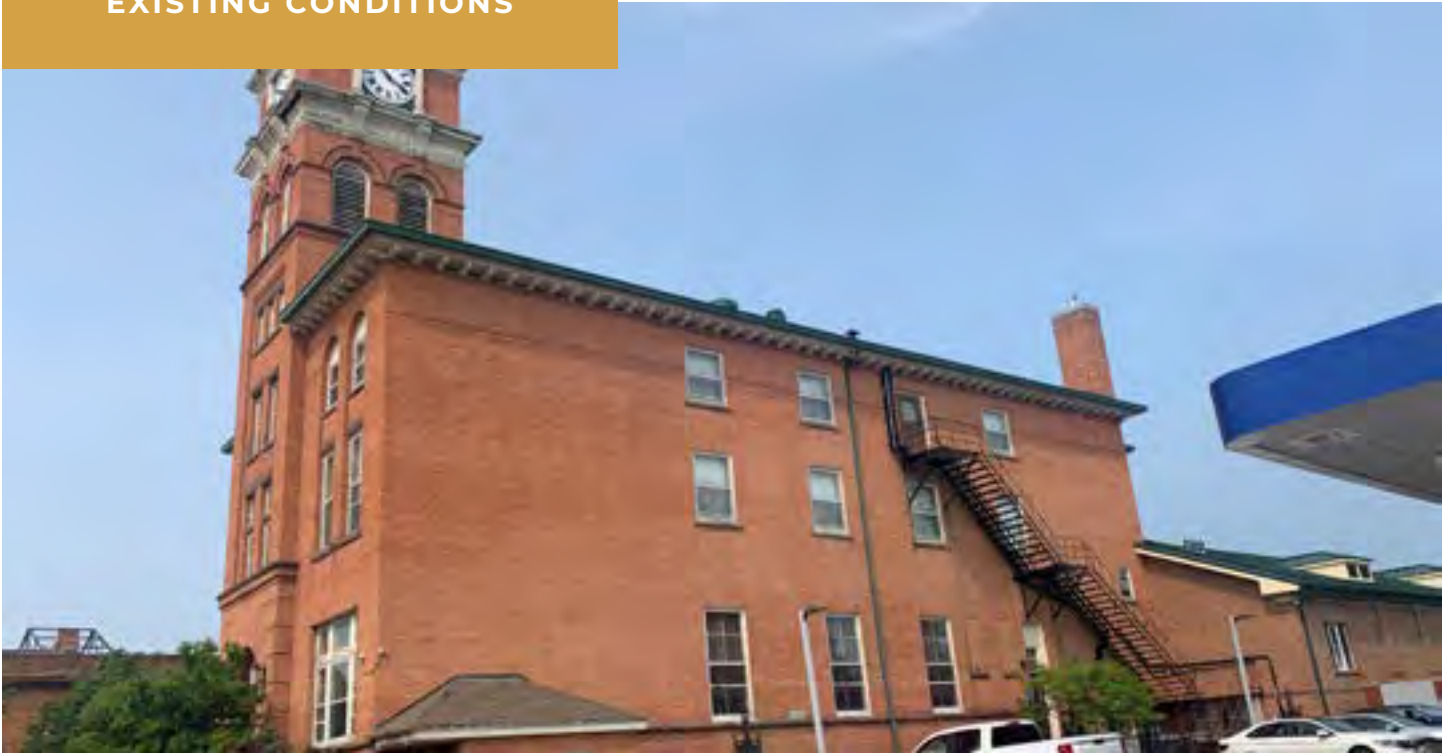
The Town of Lancaster is the owner of the property and leases the Opera House portion of the building to the Lancaster Opera House Inc., with a current open-ended lease term to 2030.



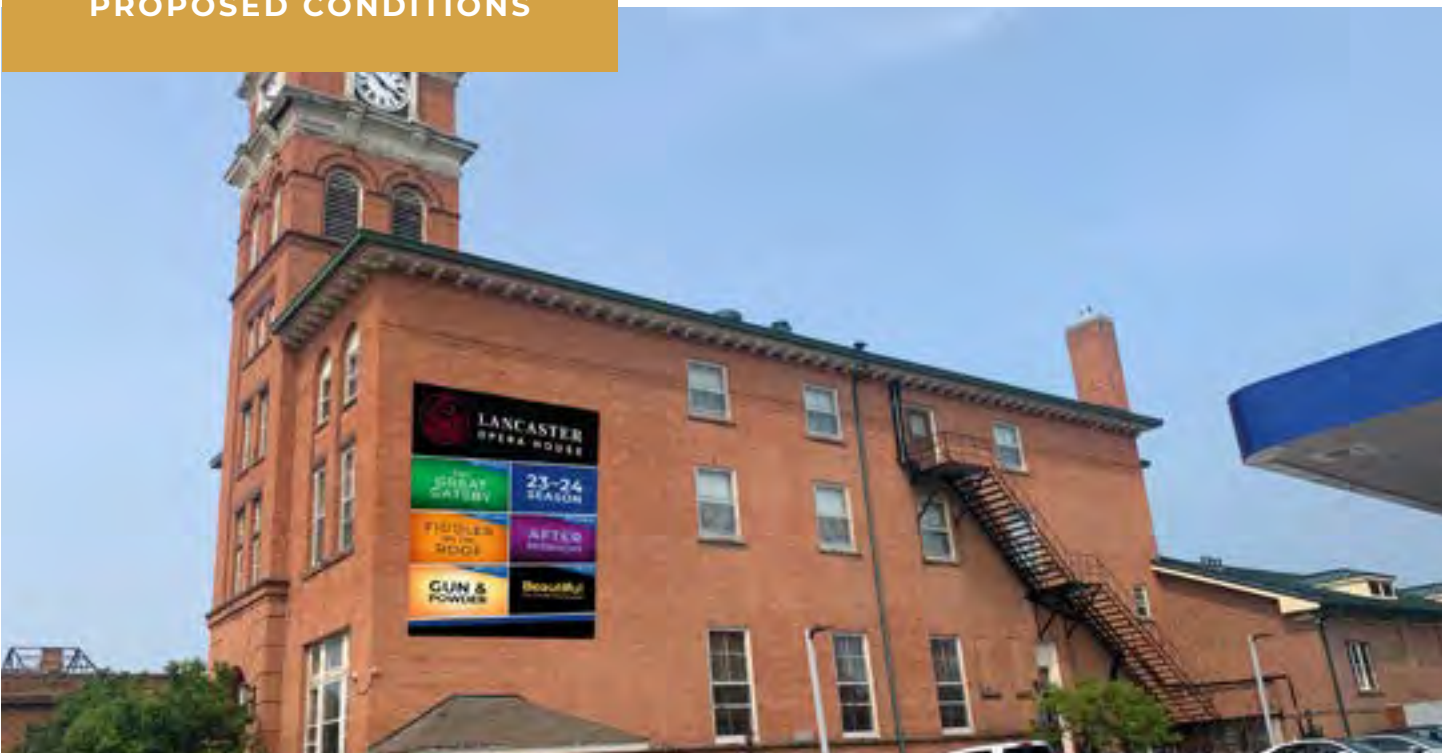
BUDGET

Activity	Amount	Funding Source	Status of Funds
Window Replacements	\$500,000	NYF	Requested
Lighting and Sound Upgrades	\$350,000		
South Facade Signage	\$100,000		
Clark Street Awning	\$30,000		
Entrance Pavers	\$60,000		
Asbestos Remediation	\$25,000		
Design	\$35,000		
Construction Administration	\$35,000		
Total NYF Funding Request			\$1,135,000
Total Funding from Other Sources			\$0
Total Project Cost			\$1,135,000
% Requested of Total Project Cost			100%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Reimagining a Sustainable Central Avenue Gateway

TOTAL NYF FUNDS REQUESTED \$228,360

TOTAL PROJECT COST \$687,550

% OF TOTAL PROJECT COST 33%



PROJECT DESCRIPTION

The Central Avenue Gateway project is poised to transform the entry into the central corridor of Lancaster into an attractive, pedestrian-friendly, eco-conscious hub and a welcoming gateway for all. Spanning along Central Avenue from the railroad overpass to the south to Erie Street to the north, the ambitious plan includes green development, enhanced drainage systems, bio-retention features, new plantings, permeable pavers, and distinctive frame signage.

This state-of-the-art signage, made from aluminum tubing with standoff mounts attached to the span of the north side of the railroad bridge, will welcome residents and visitors to the Village. Comprising five panels, the sign can be rotated seasonally or periodically, allowing fresh and engaging messages reflecting the time of year.

To the north of the rail overpass, the project will include new green development, drainage applications, and beautification by adding bio-retention systems, new plantings, and permeable pavers along the corridor.

By seamlessly integrating aesthetics with sustainability, the Central Avenue Greenway transformationsymbolizesLancaster’scommitment to enhancing urban life while preserving environmental integrity. It resonates with ongoing efforts to stimulate economic development, honor local heritage, and promote a cohesive, accessible, thriving downtown core.

PROJECT LOCATION / ADDRESS

Central Avenue, Lancaster, NY

PROJECT SPONSOR

Village of Lancaster

PROPERTY OWNER

Village of Lancaster
Manitoba Corporation
Norfolk Southern Rail
Garrettsee Estate



CAPACITY

The Village of Lancaster has demonstrated a strong capacity to execute complex, community-enhancing projects through its successful completion of multiple similar endeavors in the recent past. A track record of such successfully executed projects bodes well for any future ventures, showcasing the Village's capability to manage grants, collaborate with State and Federal agencies, and deliver results that significantly benefit the community.

These completed projects illustrate the Village's capability to effectively manage grants, engage in public-private partnerships, and execute transformative urban development projects that align with the strategic goals of NY Forward. Thus, it is evident that the Village of Lancaster possesses a robust capacity to take on new initiatives of similar scope and successfully implement them.

PROJECT PARTNERS

Manitoba Corporation

A key stakeholder in the project, Manitoba Corporation is involved in the region and has provided support through ownership interests and easement mapping. Their local insights and business perspective may provide a valuable commercial view of the corridor's development.

Erie County Environmental Management Council

This body will likely contribute expert knowledge on environmental best practices, sustainable development, and regulatory compliance. Their involvement ensures the project will adhere to eco-friendly standards and contribute positively to Lancaster's environmental footprint.

NYSERDA (New York State Energy Research and Development Authority)

A public benefit corporation, NYSERDA offers expertise in energy solutions and could be instrumental in implementing energy-efficient measures within the project. Their involvement will ensure that the Central Avenue Gateway project aligns with New York State's energy goals and sustainability initiatives.

Village of Lancaster Climate Smart Task Force

A local task force committed to climate-conscious strategies and solutions within the Village of Lancaster. Their insights and guidance will ensure that the Central Avenue Gateway project resonates with local environmental goals and supports the village's broader climate-smart initiatives.

Norfolk Southern Rail

As one of North America's leading transportation service providers, Norfolk Southern Rail's input might be vital in coordinating with existing rail infrastructure and planning how the new corridor intersects or interacts with rail services.

Lancaster Beautification

Lancaster Beautification is a key partner for the Lancaster Gateway Project, focusing on enhancing the area's aesthetic appeal through landscaping, plantings, and decorative elements that contribute to the overall beauty of the Village.

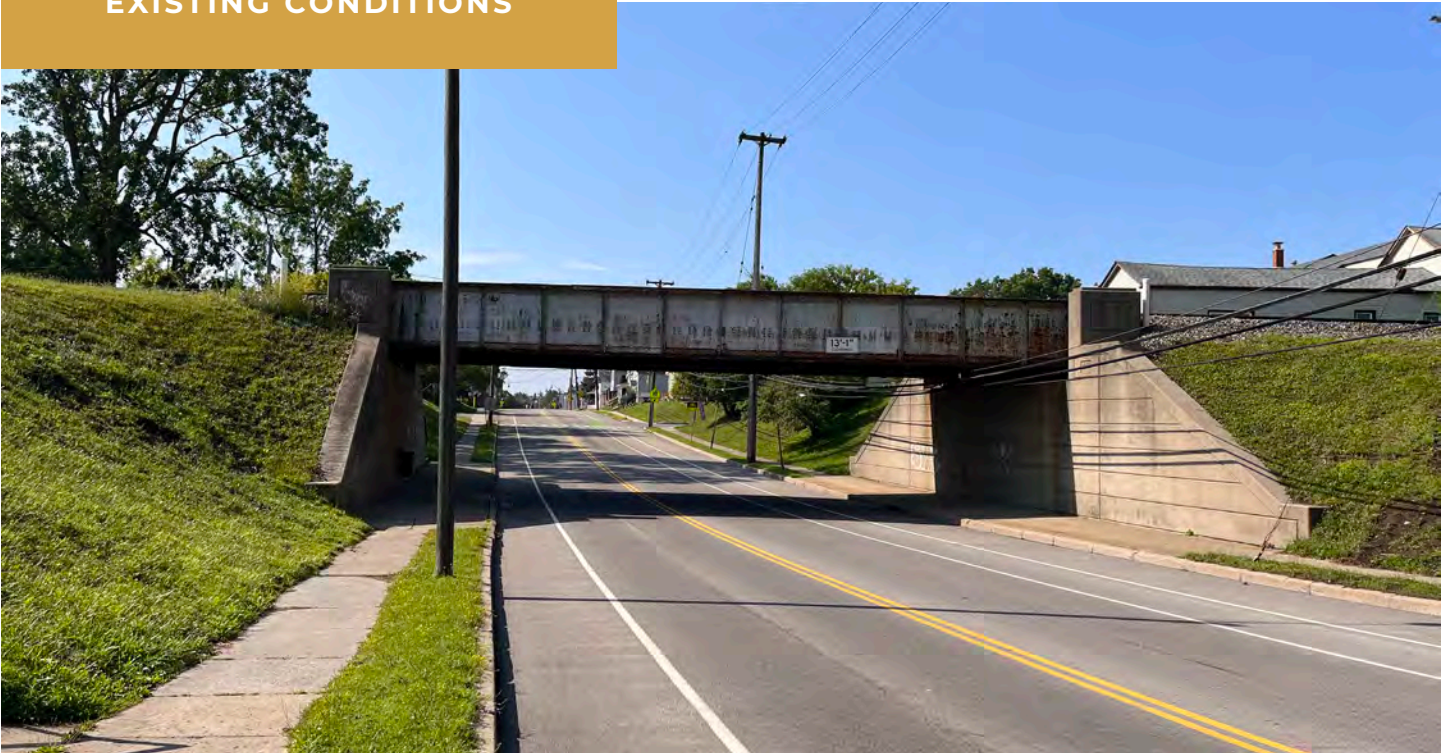
Buffalo Niagara Waterkeeper

Buffalo Niagara Waterkeeper, another essential partner, provides expertise in environmental stewardship and water conservation, ensuring that the project aligns with sustainable development goals and preserves the natural water resources in the region.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction: Streetscape	\$573,660	NYF & GIGP	Requested
Construction: Mural	\$32,000		
Design	\$57,890		
Construction Administration	\$24,000		
Total NYF Funding Request			\$228,360
Total Funding from Other Sources			\$459,190
Total Project Cost			\$687,550
% Requested of Total Project Cost			33%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Energize Lancaster's Mobility Hub

TOTAL NYF FUNDS REQUESTED \$128,750

TOTAL PROJECT COST \$428,750

% OF TOTAL PROJECT COST 30%



PROJECT DESCRIPTION

The Village of Lancaster proposes the development of a Mobility Hub, a focal point for multi-modal transportation in the heart of the downtown district. This project is focused on a municipal parking lot situated along Central Avenue, targeting the transformation of this underutilized space into a pivotal center for alternative transportation options. The hub will integrate various forms of transportation, including public transit, rideshare services, bicycles, and pedestrian routes, serving as a connective node that caters to the diverse commuting needs of residents and visitors alike.

The proposed plan includes the installation of three electric vehicle charging stations, fostering environmental responsibility and encouraging the shift towards sustainable commuting methods. The Mobility Hub will also feature bicycle facilities and a centralized rideshare location, streamlining access to transportation services in the core business area.

This innovative project holds the potential to significantly enhance the quality of life in downtown Lancaster. The Hub will expand mobility options, promote inclusivity and access for all demographics, and reduce environmental impacts from single-occupancy vehicles. Furthermore, by easing access to the downtown business district, the Mobility Hub is set to bolster economic development in the area.

Lancaster seeks to transcend traditional transportation models through this initiative and forge a path toward a more sustainable, inclusive, and connected future. The implementation of the Mobility Hub is a testament to the Village's commitment to innovative infrastructure and its NY Forward Vision of a resilient, sustainable, and vibrant downtown.

PROJECT LOCATION / ADDRESS

Central Avenue, Lancaster, NY

PROJECT SPONSOR

Village of Lancaster

PROPERTY OWNER

Village of Lancaster



CAPACITY

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PROJECT PARTNERS

The New York Power Authority's (NYPA) engagement in the Mobility Hub project in Lancaster is multifaceted and significant. Their financial backing is crucial in the realization of this ambitious initiative, and their support goes beyond mere funding, reflecting a broader commitment to sustainable development, green energy, and community enhancement. The partnership with NYPA adds credibility, substance, and vision to the project, making it a true collaboration between local aspirations and statewide goals. By aligning with NYPA's principles and leveraging their expertise, Lancaster is positioning itself as a sustainable transportation and community connectivity leader.

BUDGET

Activity	Amount	Funding Source	Status of Funds
EV Charging	\$300,000	NYPA	Requested
Lighting	\$36,000	NYF	Requested
General Sitework	\$81,250	NYF	Requested
Bike Repair & Racks	\$11,500	NYF	Requested
Total NYF Funding Request			\$128,750
Total Funding from Other Sources			\$300,000
Total Project Cost			\$428,750
% Requested of Total Project Cost			30%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Revitalize and Reconnect: Lancaster Pocket Park Transformation

TOTAL NYF FUNDS REQUESTED \$205,840

TOTAL PROJECT COST \$205,840

% OF TOTAL PROJECT COST 100%



PROJECT DESCRIPTION

The Village of Lancaster's proposed Pocket Park is an innovative and sustainable urban space designed to invigorate the currently underutilized asphalt area between Lancaster Fire Hall/ Municipal Building and Picasso's Pizza.

This Pocket Park aligns seamlessly with the goals of the Village's NY Forward vision. As a microcosm of the envisioned "equitable, resilient, and sustainable" downtown, this pocket park will be an inclusive community space that enhances Lancaster's distinctive character and encourages economic development.

The park will connect the parking lot to Central Avenue / Broadway. The park will draw visitors eyes into the rest of Lancaster’s business district and help promote exploration within the Village.

One of the central objectives of the Pocket Park is to create a seamless and appealing connection between the vibrant downtown businesses and the ample, free municipal parking located behind the Fire Hall / Municipal Building. Currently, the lack of inviting pedestrian access between these areas might deter visitors who are unaware of or unsure about parking options. The park will act as a visually attractive corridor that intuitively guides visitors from the parking area to the bustling business district. Improved signage, creative lighting, and a well-designed, safe, and ADA-compliant pathway will encourage visitors to traverse this route. The park will not only improve the parking experience but also ensure that it enhances the visitor’s overall impression of Lancaster. By strengthening the linkage between parking and commerce, the Village aims to boost foot traffic to local businesses, thereby stimulating the local economy and fostering a thriving, pedestrian-friendly community.

PROJECT LOCATION / ADDRESS

5432 Broadway, Lancaster, NY

PROJECT SPONSOR

Village of Lancaster

PROPERTY OWNER

Village of Lancaster



The park's design will carefully preserve and celebrate the area's unique location, nestled between historical and civic buildings. It will feature creative landscaping and architecture that reflects Lancaster's rich history. For instance, strategically placed plaques and artworks will educate visitors about the Village's cultural significance, reinforcing the Village's commitment to weaving Lancaster's heritage into the community's fabric.

The park will further support local businesses by providing an attractive public space for customers and employees. Encouraging the community to gather here will foster a more thriving local business environment, especially for neighboring establishments.

Inclusivity will be a cornerstone of this park. Various seating arrangements and areas will accommodate people of all abilities and foster social connections among diverse groups. The design will cater to various family sizes and age groups, from young adults to seniors, promoting an environment of unity and respect.

CAPACITY

The Village of Lancaster has demonstrated a strong capacity to execute complex, community-enhancing projects through its successful completion of multiple similar endeavors in the recent past. A track record of such successfully executed projects bodes well for any future ventures, showcasing the Village's capability to manage grants, collaborate with State and Federal agencies, and deliver results that significantly benefit the community.

These completed projects illustrate the Village's capability to effectively manage grants, engage in public-private partnerships, and execute transformative urban development projects that align with the strategic goals of NY Forward. Thus, it is evident that the Village of Lancaster possesses a robust capacity to take on new initiatives of similar scope and successfully implement them.

Health and wellness will be integral to the park. The park will feature green spaces that invite visitors to rest, meditate, or engage in gentle exercises.



Safe pedestrian paths will connect the park with nearby streets and buildings, providing a healthy alternative for navigating the Village.

From an environmental perspective, the park will embody sustainable practices, replacing the existing asphalt with permeable surfaces that manage stormwater and reduce environmental impact. Plantings and trees will enhance air quality and create a cooling effect during the hotter months, reducing the heat island effect common in urban settings.

The Pocket Park will be a green, inclusive, and vibrant oasis in the heart of Lancaster, supporting local business growth, promoting health and wellness, and serving as a symbol of the Village's commitment to sustainable and smart growth.

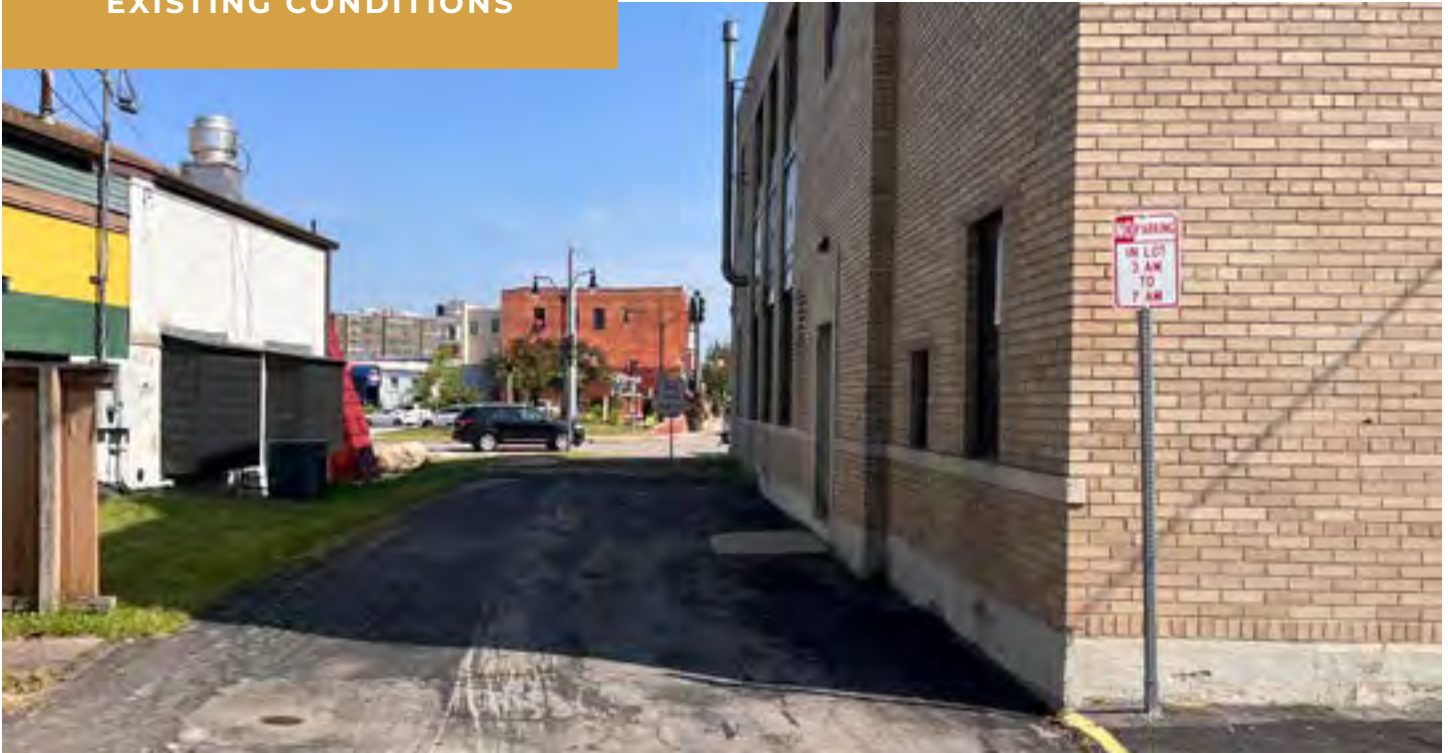
PROJECT PARTNERS

None

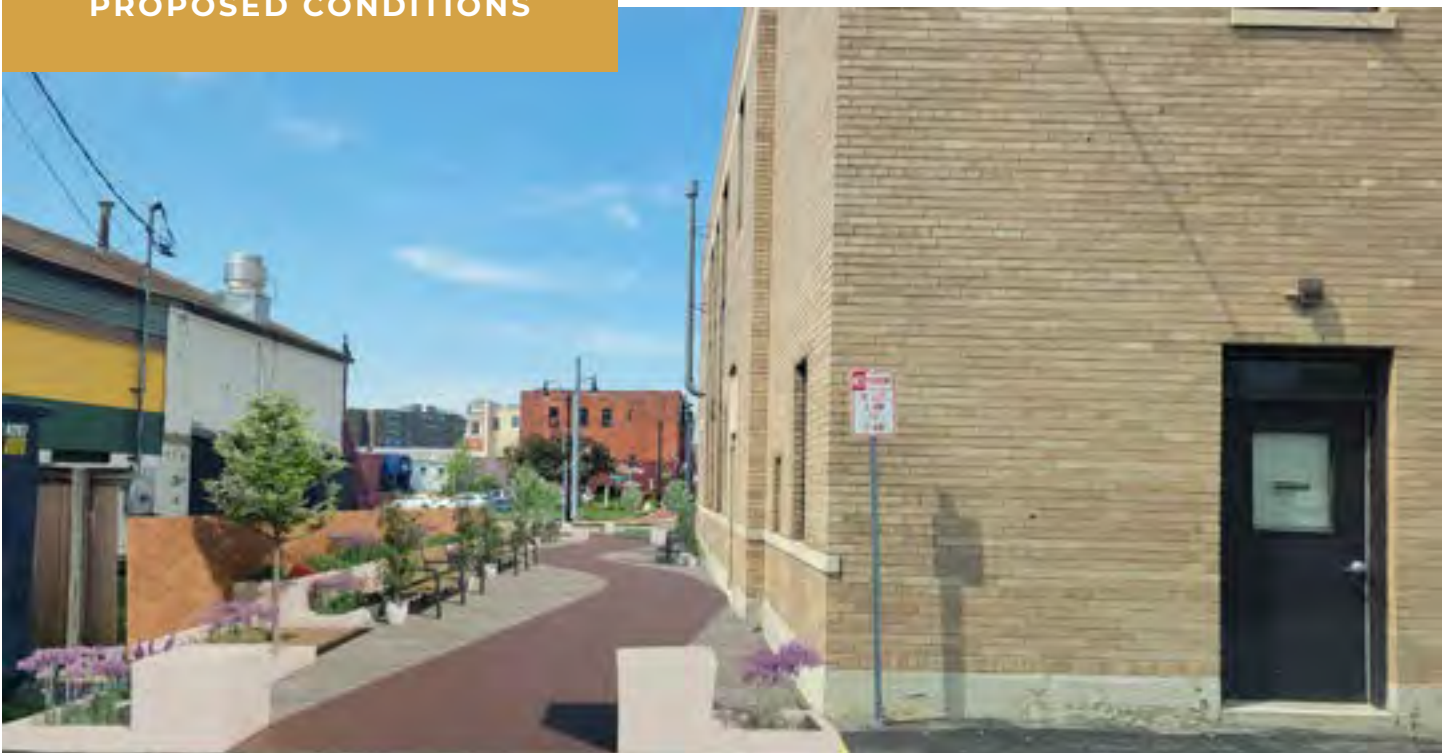
BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$168,370	NYF	Anticipated
Design	\$28,470		
Construction Administration	\$9,000		
Total NYF Funding Request			\$205,840
Total Funding from Other Sources			\$0
Total Project Cost			\$205,840
% Requested of Total Project Cost			100%

EXISTING CONDITIONS



PROPOSED CONDITIONS



Beautify the Central Avenue Corridor

TOTAL NYF FUNDS REQUESTED \$493,880

TOTAL PROJECT COST \$817,400

% OF TOTAL PROJECT COST 60%



PROJECT DESCRIPTION

Located in the heart of Lancaster, the Central Avenue corridor is an essential link in the Village's public infrastructure. The proposed Central Avenue Corridor Streetscape Revitalization project, spanning from Pleasant Avenue to Erie Street, aspires to transform this vital passageway into an engaging, pedestrian-friendly gateway that reflects the Village's historic charm and forward-thinking vision.

The Central Avenue corridor currently features a two-lane roadway with ten-foot wide travel lanes and five-foot wide bike lanes on both sides, accompanied by an eight-foot wide parking lane on the west side of the road. The corridor, however, has untapped potential that this project aims to unleash.

Envisioned as an extensive beautification initiative, the project involves a complete redesign of the corridor. The enhancements will include planting new trees, adding visually appealing tree pits, creating plant beds filled with chloride and drought-resistant plants, installing exposed aggregate concrete within the snow storage area, and setting up planters and street lights that echo the aesthetic of the downtown central business district.

The strategically placed trees and planters will form a natural buffer between pedestrians and the roadway, enhancing safety, while elevating the aesthetic appeal. Meanwhile, the additional street lighting will improve visibility, contributing to a safer and more welcoming environment after dark.

PROJECT LOCATION / ADDRESS

Central Avenue, Lancaster, NY

PROJECT SPONSOR

Village of Lancaster

PROPERTY OWNER

Village of Lancaster



The revitalized streetscape aims to blend seamlessly with the existing downtown beautification elements, visually and physically expanding the business district northward. The project's goal is to create a visually striking entry into the downtown area and an atmosphere that encourages residents and visitors to explore the public realm by foot or bike.

The anticipated economic benefits of this project are manifold. The revitalized corridor is expected to attract new businesses, stimulate economic growth, and create job opportunities, effectively transforming this segment of Central Avenue into a vibrant mix of shopping, entertainment, and service options. The project also promotes social interaction and community engagement by creating an inviting atmosphere through improved public spaces and a revitalized streetscape, fostering a stronger sense of place and belonging among residents.

Embodying the spirit of Lancaster's NY Forward vision, the Central Avenue corridor streetscape revitalization project is a strategic investment that promises to enhance Lancaster's unique character, foster business growth, and encourage a sustainable, healthy, and inclusive community.

CAPACITY

The Village of Lancaster has demonstrated a strong capacity to execute complex, community-enhancing projects through its successful completion of multiple similar endeavors in the recent past. A track record of such successfully executed projects bodes well for any future ventures, showcasing the Village's capability to manage grants, collaborate with State and Federal agencies, and deliver results that significantly benefit the community.

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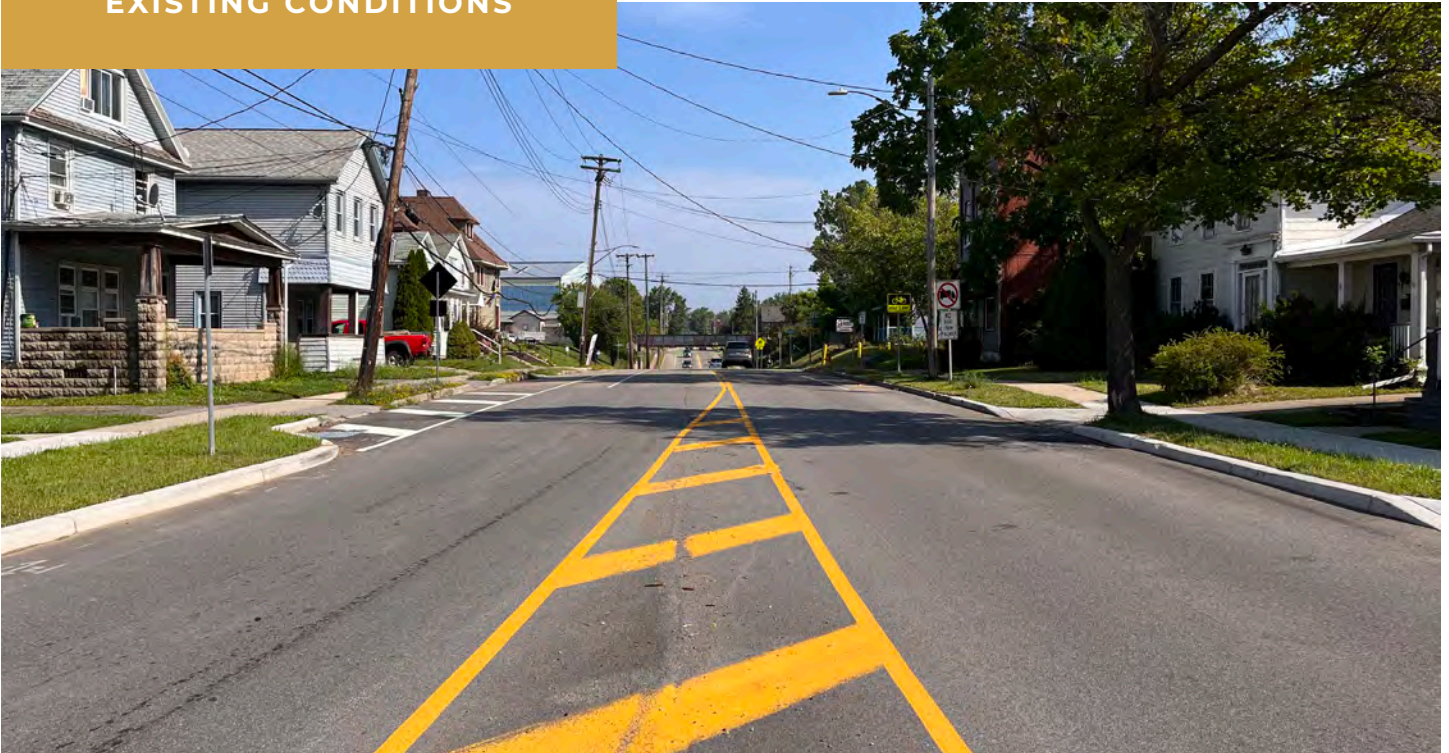
PROJECT PARTNERS

None

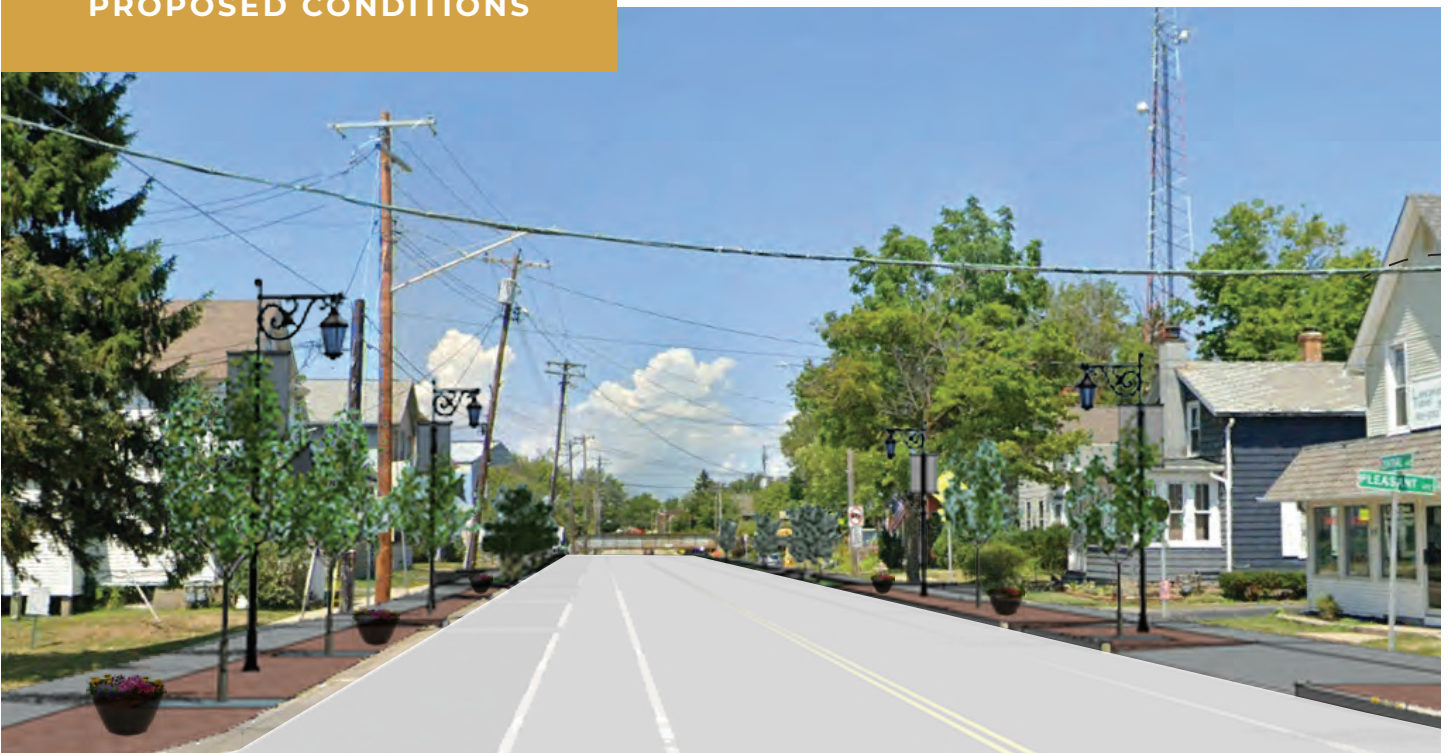
BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$400,000	NYF	Requested
	\$50,000	CHIPS Funds	Secured
	\$273,520	NYS DOT	Requested
Design	\$69,880	NYF	Requested
Construction Administration	\$24,000	NYF	Requested
Total NYF Funding Request			\$493,880
Total Funding from Other Sources			\$323,520
Total Project Cost			\$817,400
% Requested of Total Project Cost			60%

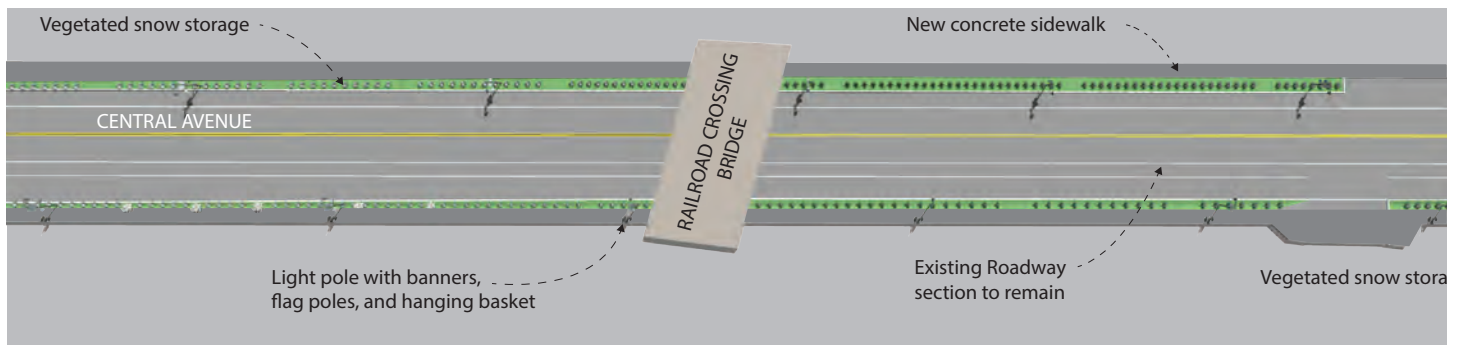
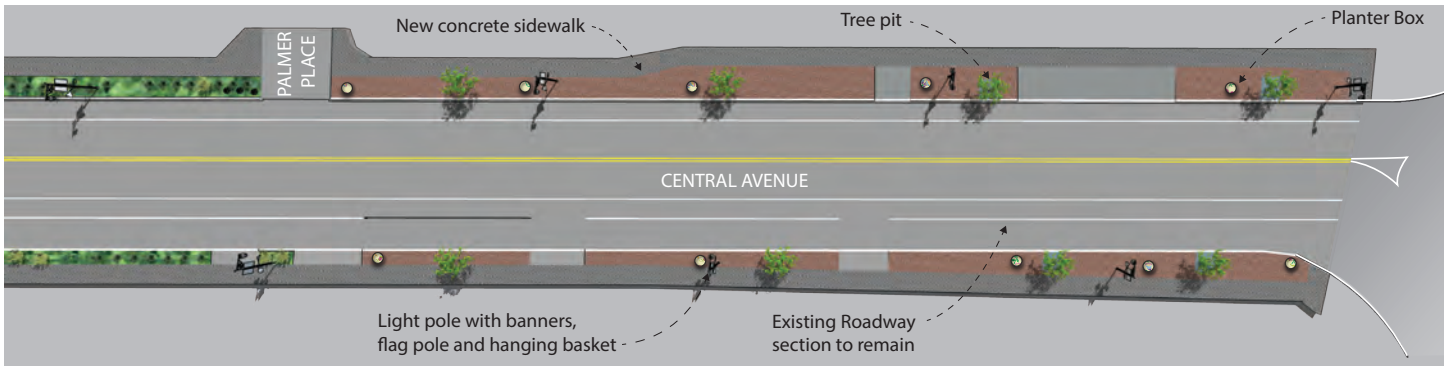
EXISTING CONDITIONS



PROPOSED CONDITIONS



PROPOSED CONDITIONS



Facilitate Easy Navigation in Lancaster with Comprehensive Wayfinding

TOTAL NYF FUNDS REQUESTED \$480,000

TOTAL PROJECT COST \$480,000

% OF TOTAL PROJECT COST 100%



PROJECT DESCRIPTION

The Village of Lancaster proposes a comprehensive wayfinding and signage system, a strategic endeavor designed to transform the downtown experience for residents, businesses, and visitors alike. This initiative seeks to cultivate a vibrant and pedestrian-friendly downtown core consistent with the goals outlined in the NY Forward Vision.

An efficient, informative, and aesthetically appealing wayfinding system will make the Village center more navigable and accessible, enhancing the quality of life for residents, while improving visitor experiences. The project comprises several key elements, including square pylon park signs, sidewalk bronze castings, a park archway sign, and a revamp of existing monument and parking post signs. Each component is designed to unify the public realm and provide clear, concise, directional information while adding character to the downtown landscape.

The project also serves as an educational platform, providing historical and cultural insights about the Village via strategically placed signage. This, in turn, fosters a deeper connection between the community and its heritage, enhancing the sense of place and pride among residents and creating an engaging and enriching experience for visitors.

PROJECT LOCATION / ADDRESS

Downtown Lancaster, NY

PROJECT SPONSOR

Village of Lancaster

PROPERTY OWNER

Village of Lancaster



Regarding economic benefits, the project's enhancements promise to stimulate business activity within the Village center. By fostering an atmosphere that is attractive, navigable, and steeped in local character, the initiative has the potential to draw in new businesses, offering a diverse mix of shopping, entertainment, and service options. This surge in commercial activity is expected to generate job opportunities, contributing to local economic growth and diversification. By expanding the business district northward, the project can augment the local property tax base, providing additional resources for the Village's ongoing development.

From a social perspective, the comprehensive wayfinding and signage system is a cornerstone for community engagement and social interaction. An inviting and easy-to-navigate public space nurtures a sense of community and encourages residents and visitors to explore, interact, and take pride in their environment. By integrating seamlessly with the existing downtown fabric, the wayfinding system will promote inclusivity, accessibility, and a sense of belonging - all crucial to fostering a thriving, resilient, and sustainable community, as envisaged in the NY Forward vision.

CAPACITY

The Village of Lancaster has demonstrated a strong capacity to execute complex, community-enhancing projects through its successful completion of multiple similar endeavors in the recent past. A track record of such successfully executed projects bodes well for any future ventures, showcasing the Village's capability to manage grants, collaborate with State and Federal agencies, and deliver results that significantly benefit the community.

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PROJECT PARTNERS

None

BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$375,000	NYF	Anticipated
Permitting / Inspections	\$12,000		
Design	\$75,000		
Construction Administration	\$18,000		
Total NYF Funding Request			\$480,000
Total Funding from Other Sources			\$0
Total Project Cost			\$480,000
% Requested of Total Project Cost			100%

PROPOSED CONDITIONS

01 SQUARE PYLON PARK



02 SIDEWALK BRONZE CASTINGS



PROPOSED CONDITIONS

05 PARKING POST SIGNS



06 RENOVATE OF EXISTING MONUMENTS



Transform the Former Masonic Temple into a Wellness Center

TOTAL NYF FUNDS REQUESTED \$967,090

TOTAL PROJECT COST \$1,934,179

% OF TOTAL PROJECT COST 50%



DESCRIPTION

The proposed Village of Lancaster Wellness and Community Center will be housed in a renovated and newly accessible former Masonic Lodge at 5497 Broadway Avenue. The 12,084-square foot stone structure, formerly the Depew Lodge No. 823, Free and Accepted Masons, is a contributing building in the Broadway National Historic District.

The former Masonic Lodge is a three-story stone Neo-Classical structure listed on the National register of Historic Places. Completed in 1919, the property was designed by Mann & Cook of Buffalo and boasts a monumental portico with Doric columns and an elaborate cornice and entablature. Original wood doors and six over six wood windows remain. The interior retains significant detail from its use as a Masonic Lodge, including grand stairs, meeting and game rooms, a lodge room with organ loft, a gym, and a banquet hall. While in generally sound condition, the building is not handicapped accessible, which has challenged its use for decades. Masonry damage has occurred from water infiltration and original windows suffer from exposure to the elements.

The former Masonic Lodge has sat idle for years and has recently seen new life as a health and wellness facility providing diverse and supporting services tackling every spoke of the “wellness wheel.” In addition to gym, yoga, and Pilates studios, the facility has signed leases with providers for physical therapy, mental health therapy, massage therapy, and licensed dieticians. These services require that the facility be made accessible at all floor levels, a condition that has prevented use previously. Additional repair work is proposed to the historic structure, including storm windows to protect original historic sash, masonry repairs, and efficient HVAC units. Spaces will be made available to the community for workshops and educational events. This is the only facility of its kind in the Village of Lancaster.

CAPACITY

The facility owners and project developers are experienced with construction, as they own a residential and commercial swimming pool business, serving western NY for 37 years. They are owners of a significant portfolio of properties in the region and have a successful track record

PROJECT LOCATION / ADDRESS

5497 Broadway, Lancaster NY

PROJECT SPONSOR

5497 Temple Lancaster, LLC

PROPERTY OWNER

Steve Metz & Jim Metz



of redevelopment projects for tenants. They have partnered with Bliss Construction, a local construction company with over 30 years of experience in commercial construction.

PROJECT PARTNERS

Project partners include:

- Bliss Construction - Engineer and General construction

BUDGET

Activity	Amount	Funding Source	Status of Funds
Elevator	\$468,000	NYF & HP tax credits	Requested
Accessible restrooms	\$66,000		
Sprinkler	\$126,000		
Interior code repairs and upgrades	\$490,800		
Exterior repairs	\$87,600		
Storm windows	\$120,000		
Masonry and trim repairs	\$120,000		
Subtotal	\$1,478,400		
General conditions, OH & Profit	\$221,760		
Subtotal	\$1,700,160		
Design services	\$204,019		
HP tax credit services	\$30,000		
Total	\$1,934,179		
Total NYF Funding Request			\$967,090
Total Funding from Other Sources			\$967,090
Total Project Cost			\$1,934,179
% Requested of Total Project Cost			50%

EXISTING CONDITIONS



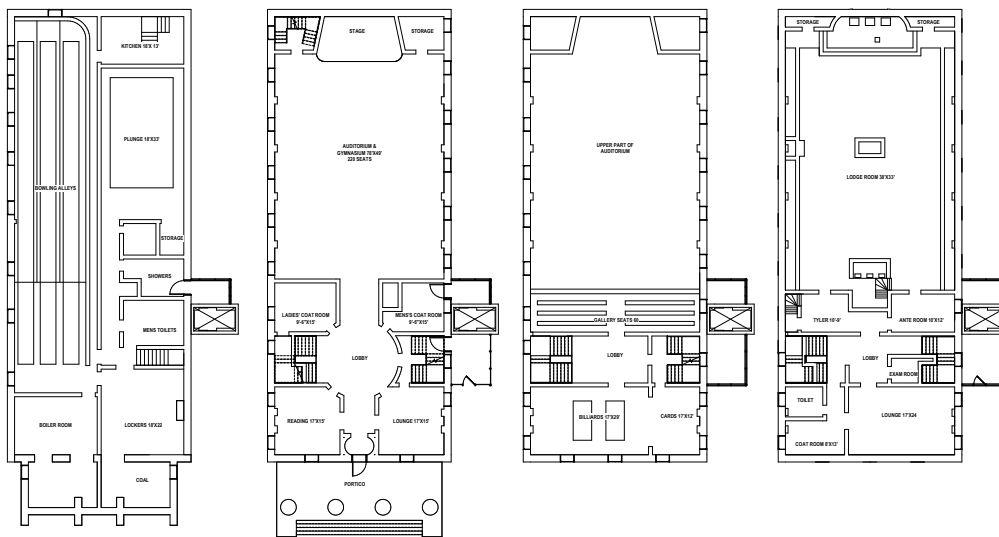
PROPOSED CONDITIONS



EXISTING CONDITIONS



PROPOSED CONDITIONS



Construct New Senior Housing along Plum Bottom Creek

TOTAL NYF FUNDS REQUESTED \$2,000,000

TOTAL PROJECT COST \$12,330,640

% OF TOTAL PROJECT COST 16%



DESCRIPTION

The project sponsor is proposing a new 55+ residential apartment project located in a neighborhood setting on a dead-end street. The project site covers the entire end of the street. The new building will provide a total of 39 units: 18 two-bedroom units, six one-bedroom plus den units, and 15 one-bedroom units. Parking will be provided under the building as well as across Brookfield Place on the extension of the site.

CAPACITY

The project sponsor/owners are veteran architects with a successful practice that have completed design and construction management for complex redevelopment projects. This includes the recent completion of a \$4,000,000 renovation to an abandoned grain elevator and silo building in downtown Buffalo.

The project sponsor also has experience in construction for numerous elderly housing project with the Wegmans Companies of Rochester as the architect. They have been practicing together for 20 years, with individual practice for significantly longer. Combined they have over 70 years experience.

PROJECT PARTNERS

Project partners include:

- Young + Wright Architectural

PROJECT LOCATION / ADDRESS

Brookfield Place, Lancaster NY

PROJECT SPONSOR

Brookfield Interest LLC

PROPERTY OWNER

Brookfield Interest LLC



BUDGET

Activity	Amount	Funding Source	Status of Funds
Sitework	\$250,000	Land ownership	Secured
Professional services - design	\$480,000	Owners	Secured
Construction	\$11,600,640	NYF, owner equity & mortgage	Requested
Total NYF Funding Request			\$2,000,000
Total Funding from Other Sources			\$10,330,640
Total Project Cost			\$12,330,640
% Requested of Total Project Cost			16%

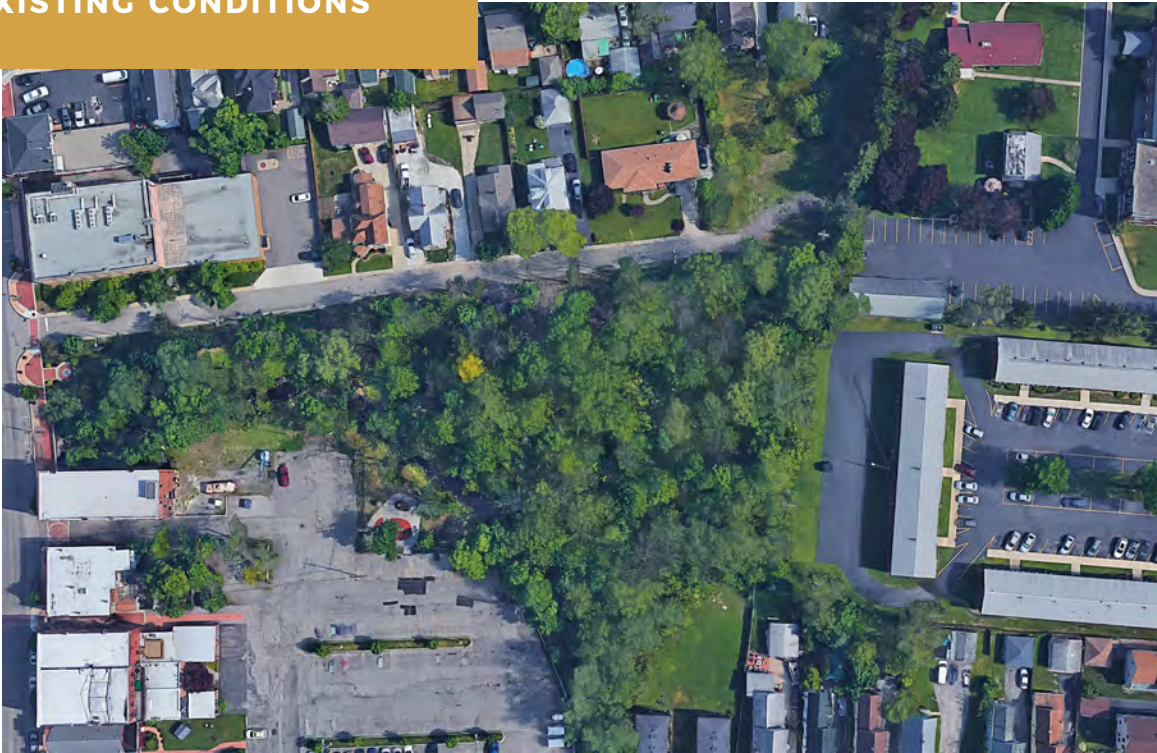
EXISTING CONDITIONS



PROPOSED CONDITIONS



EXISTING CONDITIONS



PROPOSED CONDITIONS

