

# Expand and Enhance Skoob's Village Grille

**TOTAL NYF FUNDS REQUESTED \$145,000**  
**TOTAL PROJECT COST \$ 290,000**  
**% OF TOTAL PROJECT COST 50%**



## DESCRIPTION

Willam Skubis is proposing an expansion and enhancements to his full-service restaurant, Skoob's Village Grille, located at 50 Central Avenue. It is a two-story brick building with a full basement and a 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. The plywood panels and trim will be removed, exposing the existing brick underneath. The 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 include operable windows to create maximum openness and connection to the street.

Additional exterior improvements include adding a fenced-in 300 square-foot, outdoor, café-style dining area with a wood pergola and vibrant mural on the painted brick above. Removable windows will be added to the existing covered patio so that it can be utilized year-round.

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. William Skubis intends to renovate the banquet room providing new flooring, light fixtures, windows, 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.

### PROJECT LOCATION / ADDRESS

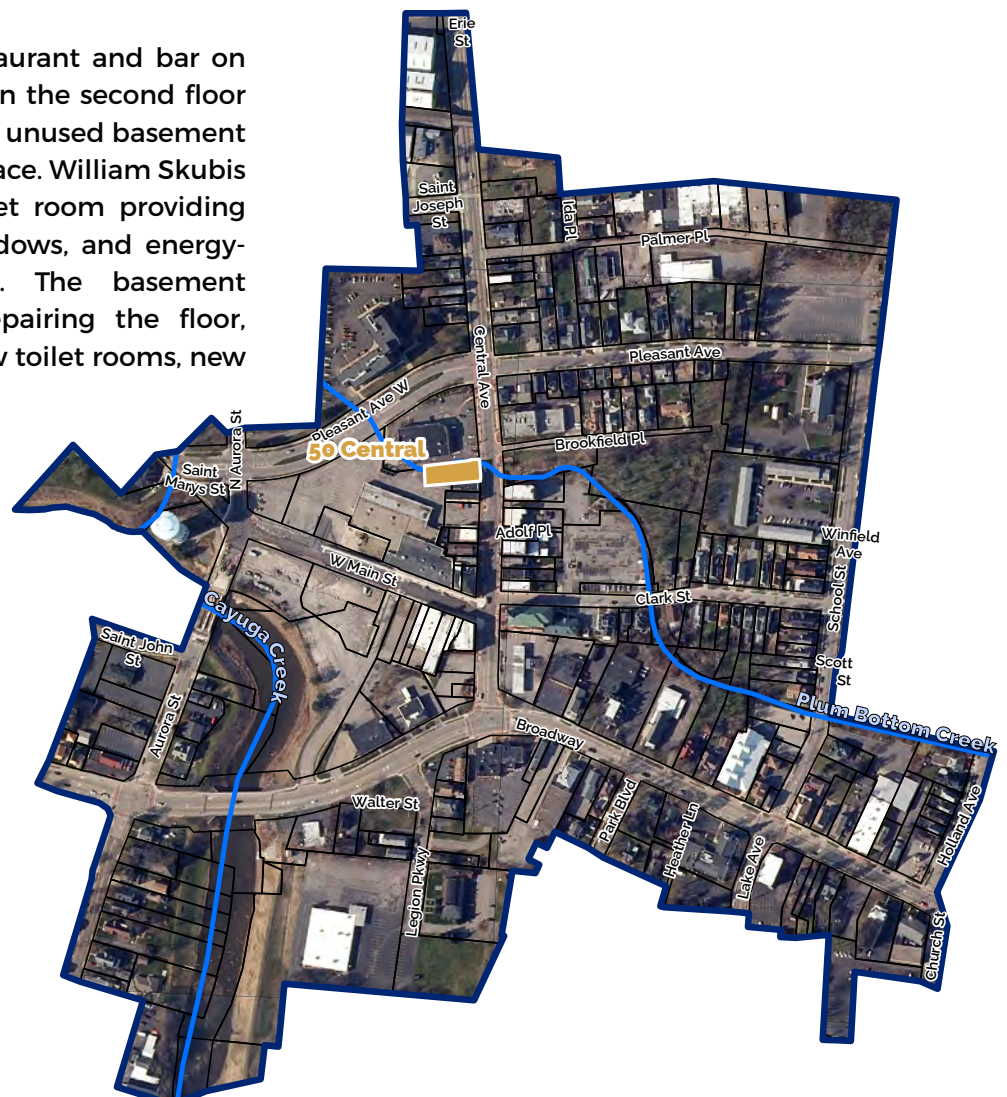
50 Central Avenue, Lancaster NY

### PROJECT SPONSOR

Skoob's Village Grille

### PROPERTY OWNER

William Skubis



## CAPACITY

William Skubis purchased 50 Central Ave in 2020 and began making improvements immediately, proving to be a dedicated building owner. In just a couple of years, he has purchased the driveway next to his building and built an attached covered patio. Skubis worked with Alden State Bank and multiple contractors to complete the \$130,000 project. Skoob's Village Grille has seen an increase in business because of the successful patio project.

## PROJECT PARTNERS

William Skubis and Key Bank

## REVITALIZATION STRATEGIES

### NYF STRATEGIES

- **Goal: Preserve and Celebrate What Makes Lancaster Unique:** The project aims to restore the historic fabric of the building façade, preserving the unique history of Central Avenue and enhancing its historic district.
- **Goal: Foster a Thriving Local Business Environment:** The project enhances a long-standing local business and adds new features like an expanded outdoor dining area that can attract more visitors, contributing to a more vibrant business environment.
- **Goal: Implement Sustainable and Environmentally Friendly Practices:** By including energy-efficient HVAC improvements and using modern materials for the storefront, the project is making strides in becoming more sustainable and environmentally friendly.

## REDC STRATEGIES

- **Goal: Leverage the Region's Strategic Advantages in Key Industry Sectors:** The project will bolster Lancaster's hospitality and service industry, leveraging the region's existing assets in these sectors.
- **Goal: Foster a Culture of Entrepreneurship:** The proposed enhancements to Skoob's Village Grille signify entrepreneurial growth and commitment, inspiring other local business owners to invest in improvements and expansions.

## DECARBONIZATION

The project does not meet the threshold to trigger the State decarbonization goals. New equipment, however, will be selected for efficiency and Energy Star equipment will be used throughout the project, where available.

## PROJECT SYNERGIES

Skoob's Grill is located at a prominent location along Central Avenue. The building is situated opposite from 43 Central Avenue; both projects propose murals on their buildings' northern facades, which would serve as a visual archway entering the core of the Village's downtown. The enhanced patio space, combined with 43 Central Avenue's façade improvements, would create vibrancy and activity to this section of Central Avenue.

## PUBLIC SUPPORT

The project would expand and enhance a restaurant downtown, consistent with the public support for restaurant space. The exterior mural would be in keeping with the publicly-supported goal to incorporate arts and culture into the downtown landscape. Skoob's Village Grille is a beloved local restaurant that will be further enhanced with the funding request.

## RESILIENCY

50 Central Ave is not located within a flood hazard area. The project does not incorporate any resiliency measures.

## BUDGET NARRATIVE

Cost estimates for the façade, windows, banquet facilities, and lower-level lounge have been prepared by a licensed architect and include soft costs such as asbestos testing and design fees. Pricing for new rooftop HVAC units has been obtained through professional consultation. Standard contingency percentages have been added to account for unexpected costs.

## BUDGET

Activity	Amount	Funding Source	Status of Funds
Revitalize Banquet Facilities	\$45,000	NYF	Requested
Replace HVAC Rooftop Units	\$50,000	NYF	Requested
Mural on North Facade	\$10,000	Bank Loan	Anticipated
Outdoor Dining Improvements	\$50,000	NYF	Requested
Facade Improvements	\$60,000	Bank Loan	Anticipated
Restore Basement Lounge	\$75,000	Bank Loan	Anticipated
Total NYF Funding Request			\$145,000
Total Funding From Other Sources			\$145,000
Total Project Cost			\$290,000
% Requested of Total Project Cost			50%

## PROJECT FEASIBILITY & IMPACT

Community surveys have shown demand for an increase in restaurant and hospitality venues in Lancaster. The expansion and enhancement of Skoob’s Village Grille will increase the capacity of the restaurant and increase the variety of dining experiences available within the venue. After the addition of the outdoor patio, Skoob’s has experienced a significant increase in business and has been able to create more jobs. The business now has more than 40 employees.

This project aligns with the Village’s goal to foster a thriving local business environment that encourages entrepreneurship and supports business growth. Upgrades to Skoob’s Village Grille will increase business and employment opportunities within the walkable downtown area.

## REGULATORY REQUIREMENTS

The proposed project is consistent with the use requirements of the Village zoning code. Final plan approvals will need to be obtained from the Planning Board, and SEQR review will be undertaken at that time. As the project is located in the local historic district, it will require review and approval by the local Historic Preservation Commission. The project is also located within the S/NR-designated Central Ave Historic District and will require SHPO consultation. All local building, electrical, and plumbing permits will be obtained at the time of construction.

## TIMELINE FOR IMPLEMENTATION

Anticipated Start Date: Spring 2024	
Project Stage	Timeframe
<ul style="list-style-type: none"><li>• Design</li><li>• Funding acquisition</li><li>• Committee approvals</li></ul>	3-4 Months
Construction	12 Months
Total Time Frame	15-16 Months

Anticipated Completion Date: Spring 2025

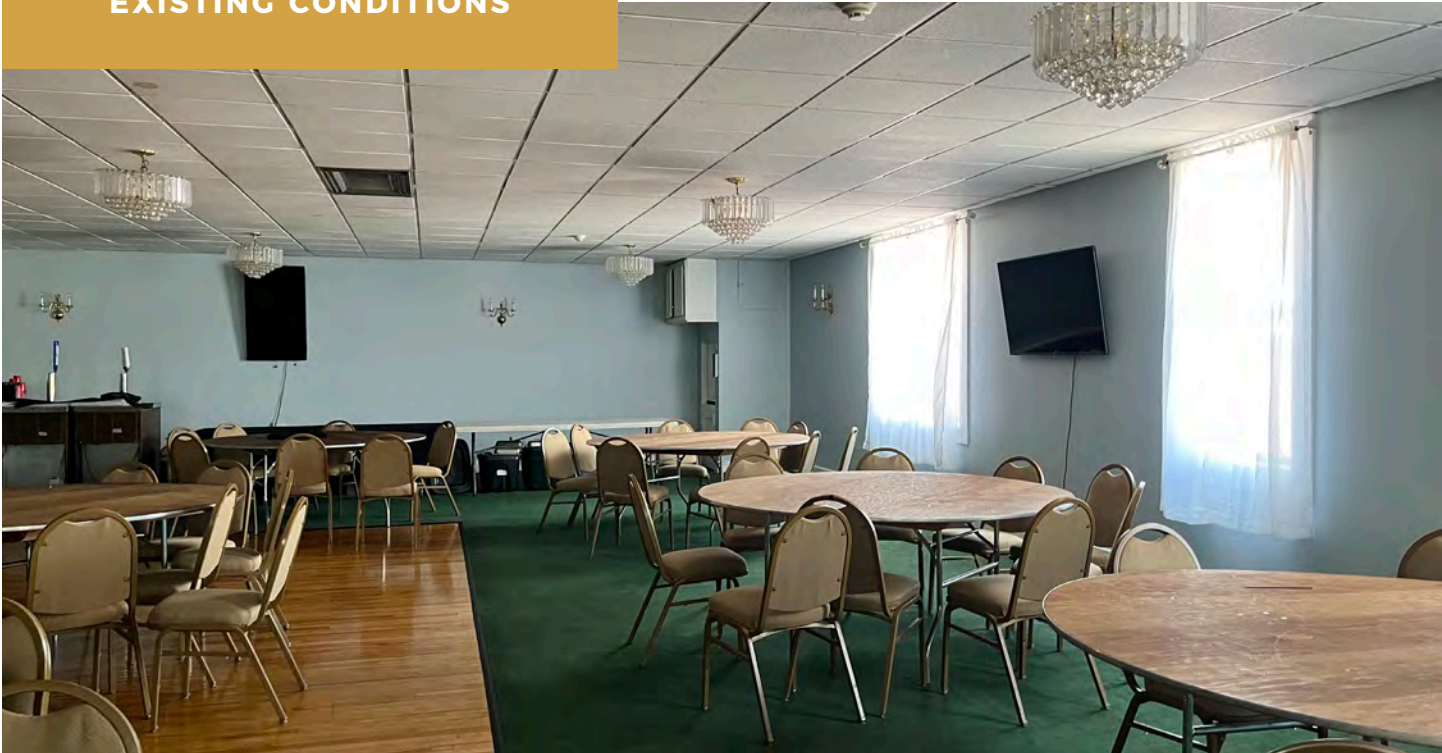
**EXISTING CONDITIONS**



**PROPOSED CONDITIONS**



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