

# *Village of Lancaster*

Central Business District

Downtown Revitalization Initiative



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## **DOWNTOWN REVITALIZATION INITIATIVE – WESTERN NEW YORK**

### **REGIONAL INTRODUCTION**

The Downtown Revitalization Initiative (DRI) will invest \$10 million in 10 communities in an effort to develop a downtown in each of the Regional Economic Development Council (REDC) regions that is ripe for development and will accelerate renewal and transform them into vibrant communities where tomorrow's workforce will want to live, work and raise families. Downtown districts in cities and villages all across upstate are experiencing restored vibrancy and increased property values by implementing projects that result in historic preservation, adaptive reuse, mixed use redevelopment with upper floor housing, walkability, traffic calming, and in-fill development.

Rediscovering and reinvesting in our city, town, and village centers is an economic development strategy grounded in smart growth principles and is setting the stage for success across our region. Old business districts that had suffered high vacancy and low valuation are achieving renewal by developing walkable, compact downtowns that have been transformed into places that are attracting retail investors and residents, thus stabilizing property taxes while also improving quality of life.

All of the WNY Counties have experienced sprawl without growth and some rural counties have seen nearly 100% of new homes and retail buildings constructed completely outside of incorporated municipalities. The unintended consequences of continued sprawl without growth can be high property taxes, impoverished municipalities, and village home abandonment. Each DRI proposal is encouraged to demonstrate local community stakeholder and public official support including partnerships with county government, IDA's, and other economic development organizations.

The Downtown Revitalization Initiative (DRI) represents a significant State investment in one community to be recommended by the Regional Economic Development Council. Along with the specific criteria outlined in the guidebook and application, we must ask, "Would I invest there?" because a goal of this initiative is to inspire confidence and pride, ideally leveraging private sector investment which results in a virtuous cycle of self-reinforcing renewal.

Although we can only select one community for this initiative, the NYS Consolidated Funding Application (CFA), which is also open for applications, represents another opportunity to implement your plans with the assistance of State resources. We believe that the effort put forth to win the DRI competition will lay the groundwork for a future CFA because communities will take stock of plans and policies, convene leaders and volunteers, and discover new opportunities for downtown renewal. We hope this competition will encourage municipalities to take action to attract public and private investment with or without the DRI award. Thank you for your interest in the NYS Downtown Revitalization Initiative in Western New York. We look forward to reviewing your submittal.

## **APPLICATION TEMPLATE**

The Western New York Regional Economic Development Council (WNY REDC) is accepting applications from eligible applicants for the Downtown Revitalization Initiative (DRI). Please refer to the preceding attached Downtown Revitalization Initiative Guide for further information on the DRI program.

**Eligibility:** Only municipalities are eligible to submit an application for consideration.

**Deadline:** Completed applications must be received to the WNY Empire State Development office by 4:00 p.m. on June 3, 2016. No late submittals.

**To submit a proposal:** Each applicant must complete this application and include the requested attachments before 4:00pm on June 3, 2016. Completed applications and attachments must be submitted by email to: Christopher Schoepflin, WNY Regional Director, [Christopher.Schoepflin@esd.ny.gov](mailto:Christopher.Schoepflin@esd.ny.gov) .

**Questions:** Contact, Mo Sumbundu, [Mo.Sumbundu@esd.ny.gov](mailto:Mo.Sumbundu@esd.ny.gov) , (716) 846-8347

**Public Information Session:** A public information session for interested DRI applicants will take place on Monday May 16 at 10:30am at Buffalo State College, Bulger Communications Center. For details and registration, visit: <http://regionalcouncils.ny.gov/content/western-new-york>

**Applicant interviews:** Applicants may be requested to participate in a brief interview regarding their proposal with the DRI Review Committee in Buffalo on June 13 or June 14 between 9:00am-11:00am.

**For regional strategies, progress reports, and other regional initiatives** referred to in this application, visit: <http://regionalcouncils.ny.gov/content/western-new-york>

## **BASIC INFORMATION**

**Regional Economic Development Council (REDC) Region:** Western New York

**Municipality Name:** Village of Lancaster

**Downtown Name:** Central Business District

**County:** Erie

**Point of Contact:** Dawn Robinson

**Title:** Village Trustee

**Phone:** (716) 481-9485

**Email:** [DRobinson@lancastervillage.org](mailto:DRobinson@lancastervillage.org)

**Downtown Description:** The Village of Lancaster's Central Business District (CBD) is approximately 10 acres of mixed-use space that is the community destination for residents and visitors to the Village. Revitalizing the CBD will further the Village's ultimate goal of creating a thriving and vibrant downtown district to attract a diverse population and will further the strategic vision of the WNY REDC. The CBD is the ideal location for this award due to its central location in Erie County, its strong community support for such an investment, and its proven track record to create and implement projects that increase commerce and quality of life for residents, visitors, and business owners.

## DOWNTOWN IDENTIFICATION

In addition to the criteria set forth in the attached DRI Guidelines, applicants are strongly encouraged to nominate a target area with the following:

- Alignment with strategies and project criteria in the WNY Strategy for Prosperity
- High population density
- Demonstrated opportunity for revitalization that will create a diverse and vibrant community
- Established high impact leverage/matching funding within target area
- Capacity and ability to execute the strategic plan

### Section I – The Downtown Community

Answer these questions to “paint a picture” of your vision for downtown renewal, including the economic development and quality of life improvements that you foresee.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. *Attach a map of the target area, with streets and boundaries clearly marked.*

The Village of Lancaster proposes to revitalize its Central Business District (CBD) through the WNY REDC’s Downtown Revitalization Initiative (DRI). The CBD is approximately 10 acres in area and is bordered on the north by West Pleasant Avenue, to the east by Central Avenue, to the south by Broadway, and to the west by Aurora Street.

#### **Question 1 Attachments:**

Map of target area

- 2) Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown. *Attach a brief report/map which provides the density, household income and identifies employment centers within the target area.*

The CBD is centrally located for both residents of the Village and the Town of Lancaster. The Village is home to 10,352 residents within a 2.7 square mile area, or over 3,800 people per square mile. Between the 2000 and 2010 Census, the Town of Lancaster experienced a 6% population growth whereas Erie County experienced an overall population loss of 31,225. The Village of Lancaster experienced a population loss of 836 or a nearly 7% decrease in population.

Currently, special events hosted in the CBD attract over 100,000 residents and visitors to the Village each year. This includes 50,000 individuals who attend performances at the Lancaster Opera House and an additional 50,000 who attend special events in the CBD such as the Taste of Lancaster, Arts in the Village, Lancaster Village Garden Walk, and the Fire Truck Parade, which featured over 100 fire apparatus in 2015 from New York and around the country and drew thousands of spectators. The CBD is easily walkable with wide sidewalks, curb ramps, and audible crosswalk signals. It is also

easily accessible via the NFTA bus and offers ample street and surface lot parking for residents and visitors.

As more individuals choose to move to or stay in the Lancaster area, developing the Village of Lancaster's CBD into a vibrant, sustainable, and affordable community gathering place will attract a diverse population, including young families, recent college graduates, skilled laborers, and many others who will contribute to the community's rebirth. It is anticipated that with a revitalized CBD, the Village will show positive population growth during the 2020 Census as people seek dwelling and employment opportunities in the Village.

**Question 2 Attachments:**

Census report for the target area

- 3) Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas. *Attach a list of investments made in the target area over the last 5 years, including funding amounts and major sources of funding.*

Since 1998, the Village of Lancaster has made the redevelopment of the CBD a central priority to the area's revitalization. As the revitalization process has proven to be costly, the Village has actively pursued many grant opportunities to fund its many CBD, as well as Village-wide, initiatives. The Village has been awarded County, State, and Federal funds, and has successfully executed projects in a range of categories that demonstrate the Village's ability to select and hire contractors, execute planning and construction projects, and successfully perform all required administration in the execution of these projects.

With the investment of over \$2.8 million during the last two decades, the Village has shown a clear commitment to revitalizing its downtown area. It will continue to invest in the area by providing up to \$2 million in additional funding to support the Downtown Revitalization Initiative. Additionally, the Village has received positive response from Stampede Capital who, contingent upon DRI funding, will infuse additional private capital into the project. The company's partner, Ambitious Enterprises, provided a concept drawing for a mixed-use development in the CBD (Appendix, pg. 20), which will act as the model for Stampede Capital's development plans. Private investment would focus on projects directly related to economic development, job growth, affordable housing, and cultural and social gathering spaces in the target area.

**Question 3 Attachments:**

List of previous investments

- 4) Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term. *Attach key statistics to describe job growth (by sector if possible) over the last five years.*

In addition to the influx of families to the Lancaster area during the last two decades, businesses have also chosen to move to or expand in this conveniently located suburb of Buffalo. Located within 5 miles of the Buffalo-Niagara International Airport, the NYS Thruway, the Depew train depot,

and Transit Road, the Village is an attractive location for businesses looking for convenient access to all major transportation, shipping, and distribution hubs in Erie County.

Since the Village formally adopted its downtown revitalization strategy in 1998, the area has seen the addition of more than 2,000 jobs across all business sectors. Notable job growth in manufacturing has brought a multitude of employees trained in the skilled trades to the area. This positive jobs trend is expected to continue as new employers move into the area and existing employers continue to expand.

**Question 4 Attachments:**

Jobs Report in the Lancaster area that coincides with the Village's downtown revitalization activities (approx. 1998-present)

- 5) **Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, historic architecture or historic districts, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces. *Attach relevant photos, rendering, or images to demonstrate key properties or characteristics of the downtown you want to feature.*

The Village of Lancaster is committed to the ongoing revitalization of the CBD. Since the 1998 release of its CBD Revitalization Strategy, the Village has dedicated much of its time and resources to establishing the CBD as a social and economic destination for residents and visitors to Lancaster. With numerous building and streetscape enhancements, as well as many special events located in the CBD, the Village is more vibrant than ever. As the Village continues to move forward with revitalization, its plans for the redevelopment of vacant and underutilized properties are beginning to come to fruition.

In 2015, the Central Avenue and Broadway corridors were listed on the State and National Registers of Historic Places, affording business owners the opportunity to participate in tax credit programs. This year, the Village is in the final phases of administration on its 2013 NY Main Street award. This grant focused on the restoration of Performance Advantage Company, HoganWillig Law Offices, and Bloomsbury Lane Top Shoppe located on West Main Street and Central Avenue to drive economic development and create affordable housing for low-to-moderate income individuals in the downtown district.

Additionally, for the past two decades, the Village has committed funding and its DPW staff time to creating a more pedestrian-friendly downtown district. It has invested over \$1 million into replacing Village sidewalks. Through the NYS DOT Transportation Alternatives Program, the Village will add ADA compliant curb ramps and install audible crosswalk signals. This will increase the safety of pedestrians in the Village, especially to those who live in the Lancaster Towers, a low-to-moderate income senior high rise located in the CBD.

This spring, the Village dedicated a new green space adjacent to Central Avenue called Jeffrey Stribing Memorial Park. This park has proven to be a destination for CBD residents and employees seeking an easily accessible and conveniently located natural respite in the downtown area. The Lancaster Heritage Trail, which begins on Walter Winter Drive in the Village and extends four miles

through the Town of Lancaster to Ransom Road, makes the CBD easily and safely accessible by foot or bicycle from points east of the Village.

**Question 5 Attachments:**

Rendering of mixed-use development of CBD  
Before and after photographs of NY Main Street participating buildings  
Photograph of Jeffrey Stribing Memorial Park  
Map of the Village's State and National Historic Districts

**Section II – Local Support & Strategic Alignment:**

Answer these questions to reassure us that New York State's investment will have a strong chance of success. We want to know that the municipality has the capacity to both lead and implement, and that local policies are aligned with downtown renewal.

- 6) Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete-streets plans, transit-oriented development, and the use of historic districts or other designations to provide tax relief for private investors. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies. *Attach any relevant comprehensive planning documents highlighting policies that enhance the quality of life.*

The Village of Lancaster is committed to providing a high quality of life for each of its residents. Though the Village Code, code enforcement, and collaboration with the Buffalo Erie Niagara Land Improvement Corporation, the Village has very few properties that are in foreclosure or abandoned. The zoning and code policies adopted by the Village ensure that property values remain consistent, public safety hazards, such as vacant and condemned houses, are not present, and blight in the Village remains minimal. Chapter 350 in the Village of Lancaster Code outlines modern zoning policies, which includes the boundaries for the Central Business District.

In 2014, the Village contracted with Nussbaumer & Clarke, Inc. to complete a traffic impact study of West Main Street in the CBD. The summary and analysis of the study are attached. As a result of the study, it was determined that the traffic patterns and signals in the area were sufficient. As part of the Downtown Revitalization Initiative, the Village will revisit this traffic study to ensure the safety of pedestrians, bicyclists, and motorists using the CBD.

**Question 6 Attachments:**

Excerpts from "A Comprehensive Plan...A Common Future"  
Village of Lancaster Code excerpt outlining zoning policies  
Nussbaumer & Clarke Traffic Study summary

- 7) Local Support and Capacity to Execute.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan. *Attach a plan for project implementation, including key team members and outline the team's applicable experience and skills to implement.*

The Village of Lancaster Board of Trustees, as well as the greater Village community, supports the Village's downtown revitalization endeavor.

With the Village's extensive experience administering county, state, and federal grant awards, a project team has been developed for the purpose of DRI implementation, which will oversee all aspects of the award and ensure that funds are being allocated and spent properly and on time. The initial local leads for the program include Dawn Robinson, Village Trustee and Michael Stegmeier, Village Clerk/Treasurer.

**Question 7 Attachments:**

List of DRI team members

Village resolution in support of the Downtown Revitalization Initiative

Letters of support from key community members and stakeholders

Section III – Strategic Alignment:

The Strategy for Prosperity was developed with the input of thousands of leaders and citizens across our region and every year we prioritize CFAs that advance the goals of this strategy. Your answers to the following questions will frame your vision for downtown renewal within the regional strategies.

**8) Alignment with Regional Strategies.** Describe how your vision and proposed investments will support the following core strategies, target industry sectors, and project criteria.

**Core Strategies:**

Prepare Our Workforce

Foster a Culture of Entrepreneurship

Implement Smart Growth

The CBD revitalization project directly aligns with the WNY REDC's Core Strategies. The project addresses the Core Strategies in the following ways:

**Prepare Our Workforce:** Business owners in the CBD currently partner, and will continue to do so, with Lancaster Central School District, to provide job shadowing, mentorship, and internship opportunities that directly align with high school students' career goals. As the region's job market changes, the Village has responded by enhancing skills development opportunities for young people through "stronger partnerships among educators with industries and employers." By creating initiatives to "invest in the career talent pipeline," the Village will establish collaborations between CBD businesses and schools that will promote stable job opportunities, encouraging high school students to stay in the area after graduation and continue to contribute to the economic revitalization of the CBD.

**Foster a Culture of Entrepreneurship:** "Entrepreneurs create jobs, and by doing so, create the future." By investing in the CBD, the Village has attracted many small business owners and entrepreneurs to the target area. Performance Advantage Company has been a mainstay in the CBD for many years, investing hundreds of thousands of dollars into the redevelopment of its West Main Street location. This business has established itself as a leader in Emergency Responder equipment and works with fire and rescue departments throughout the nation. Through DRI funding, the Village will continue to attract entrepreneurs, start-ups, and incubators that will bring and retain top talent to the area.

**Implement Smart Growth:** The Village will implement smart growth practices that encompass “a focused approach to development that concentrates on investments in areas where infrastructure already exists.” With a multi-million dollar investment in the CBD since 1998, the Village is committed to revitalizing the downtown through innovative design and planning strategies that use its existing resources and infrastructure, while strategically adding new mixed-use development that will maintain the aesthetic of the Village and maximize space for business and residential use. Additionally, the downtown revitalization will incorporate the principles of green innovation. Montante Solar has a growing relationship with businesses in the Lancaster area. It recently completed a large-scale solar project for Sealing Devices. With new development, the Village will explore sustainable energy options for buildings to create a green community, reduce carbon emissions, and save businesses and residents thousands each year in electricity costs.

**Industry Strategies:**

Health & life sciences

Tourism and arts

**Health and life sciences:** “Investments made by the State of New York in the region’s life science industry have begun to pay dividends in the form of job growth, increased synergies across multiple domains and sparks of entrepreneurship around cutting-edge medical technology.” Proof of these investments ring true in the Village of Lancaster. Lancaster is home to two aging care facilities including GreenFields Continuing Care Community and Elderwood. This spring, Elderwood opened a new Cardiac Step-Down Telemetry Unit. The Unit offers state-of-the-art cardiac care for patients with chronic heart conditions. It is the first of its kind in Western New York and was developed through a collaboration with Dr. Salvatore Caladra of the Cardiology Group of Western New York. This unique care unit will attract top cardiology talent to best serve patients in the Western New York community. Additionally, GreenFields recently opened an expanded \$6.5 million campus, which has created 60 new healthcare related jobs in a company that already employs over 400 individuals. Having a vibrant downtown district to complement the health and life science job growth in the Lancaster area, as well as providing medical office space in the CBD, will attract and retain top medical talent and create access to state-of-the-art medical facilities for residents of the CBD, the Village, and the Western New York Region.

**Tourism and arts:** With two historic districts listed on the State and National Registers, as well as a fully-functional performing arts center at the Lancaster Opera House, the CBD has many tourist attractions that are significant to the area. A revitalized downtown will be a draw for tourists looking to experience an authentic turn-of-the-century Western New York Main Street while enjoying the modern additions of cultural attractions, restaurants, and boutique shops all within walking distance. With its current selection of special events, The Village attracts at least 50,000 visitors each year. Moving forward with a revitalized downtown will ensure many more visitors each year. As such, the Village will be able to leverage its ability to draw tourists to the area and collaborate on events and special programming with other nearby small towns and villages to increase tourism revenue throughout Erie County.

**Project Criteria:**

(1) Creates/Retains/Fills Jobs

- (2) Maximizes Return on Investment
- (3) Ready for Implementation
- (4) Is Inclusive
- (5) Promotes Smart Growth
- (6) Oriented to Young Adults
- (7) Builds upon Strengths
- (8) Regional Impact
- (9) Improves Region's Image

The Village of Lancaster's Downtown Revitalization Initiative meets all of the project criteria outlined for successful implementation. (1) Through the reuse and redevelopment of strategic downtown parcels, the Village will create job positions by attracting new businesses to the CBD. Through revitalization efforts, current jobs at the existing CBD businesses will be retained. It is anticipated that by attracting more residents to this area, both new and existing businesses will have an array of talented, qualified options when the need arises to fill a position.

(2) Having already invested capital into the downtown, and following a fully developed revitalization plan, the Village will maximize the State's and private investors' return on investment by forming an experienced team of community stakeholders that will create a well-planned downtown able to attract and retain businesses and people to the area. This summer the Village intends to apply for funding through Empire State Development to complete an updated CBD Strategic Plan that will fully align the initiative with the WNY REDC's Strategy for Prosperity.

(3) The Village is prepared to implement a DRI upon signing an award contract. It has been working for several years to revitalize the CBD, and with a large infusion of capital from NYS and private investors, will be able to complete the project on an expedited timeline.

(4) Through public forums, the Village will ensure the revitalization is effective in attracting new residents while at the same time maintaining a high quality of living for its existing population, which is generally considered low-to-moderate income.

(5) Through the initiative to redevelop existing infrastructure, incorporating green technologies, and providing ample outdoor spaces for pedestrians and bicyclists, the Village will focus its revitalization efforts on Smart Growth principles.

(6) The goal of downtown revitalization is to not only improve the community for existing residents, but also to increase the attractiveness of the area for Millennials and young families. With large open gathering spaces, a large network of paths and sidewalks, affordable housing options, and an array of unique, locally owned boutiques and restaurants, the Village anticipates easily attracting and retaining young people looking for a small town feel, while being conveniently located to walk or bike to work.

(7) Strategically located near major thoroughfares, including the NYS Thruway, Broadway, Walden Avenue, and Transit Road, the Village of Lancaster is easily accessible to residents and visitors of Erie County. Its historic buildings, which are in the process of being restored according to standards set forth by the State Historic Preservation Office creates a quaint village-scape that enhances the aesthetic appeal and livability of the area. Furthermore, being within close proximity to the region's 21 universities, colleges, and the Buffalo-Niagara Medical Campus, the Village has the potential to attract and retain the region's best and brightest looking for a small-town experience while being able to access all of the amenities the region has to offer.

(8) The Village of Lancaster's CBD features a number of historic commercial and residential buildings that are representative of the regional architectural styles of the late 19<sup>th</sup> and early

20<sup>th</sup> centuries. Recognizing the importance of this downtown district, the State, as well as the Village, has invested significantly to maintain the attractiveness of the area for residents and visitors. By investing in the CBD through the Downtown Revitalization Initiative, the State will again show its support of the Village's ability to bring in jobs and people to increase its economic impact within the Western New York Region.

(9) As Western New York experiences a rebirth, the effects of success can be easily seen throughout the City of Buffalo; however, as small towns and villages also begin to prosper again, it is as important to invest in these areas to improve the overall image of the region. Lancaster has already taken steps to begin this revitalization, but in order to maximize its ability to attract people and businesses to the area, it needs to complete the work it has started with assistance from funders large and small.

- 9) Opportunity Agenda, Inclusivity and Context-Sensitive Planning.** In an effort to prevent unintended consequences of revitalization such as projects out of scale with the neighborhood and/or displacement of current residents or businesses, please explain how you will include existing residents and businesses, particularly the traditionally under-represented groups, in the planning process and highlight any policy action that would ensure equity, diversity and opportunity for those already living in or invested in your targeted downtown neighborhood. Refer to the WNY REDC Opportunity Agenda for more information on these regional priorities.

Based on the CBD rendering (Appendix, pg. 20), the Village intends to keep the historic charm of the downtown area by continuing to incorporate its many turn-of-the-century buildings as the backbone of the area. The planned development in the CBD will only include those vacant lots and modern buildings left by the urban redevelopment initiatives undertaken during the mid-20<sup>th</sup> century. During the planning process of the DRI program, the Village will hold public meetings and forums in the CBD. These meetings will be well-publicized and will target current CBD residents and business owners, all residents of the Village, and a diverse population from the greater Erie County community to participate and voice their opinions in the redevelopment process. The Village will include these stakeholders in all phases of revitalization to ensure that the initiative is not only able to attract new residents and businesses to the CBD, but to make the area a livable and workable space for all current residents and businesses.

Furthermore, the Village is committed to providing affordable housing opportunities for current residents of the CBD. Many of these residents are considered low-to-moderate income, including residents living on the north end of the CBD and those residing in the Lancaster Towers. While this project will revitalize the downtown, it is the Village's priority to ensure equal housing opportunities for current and new residents.

- 10) Other.** Provide any other information that informed the nomination of this downtown for a DRI award.

The Village of Lancaster is a centrally located, easily accessible municipality located in Erie County. With an already established downtown area that attracts well over 100,000 visitors and residents each year, this area has the potential to bring many more businesses and grow a diverse population of residents. Its close proximity to the City of Buffalo, the Buffalo-Niagara Medical Campus, the area's many colleges and universities, and world-renowned attractions such as Niagara Falls and

Letchworth State Park, Lancaster is the ideal location to see a maximum return on investment in downtown revitalization.

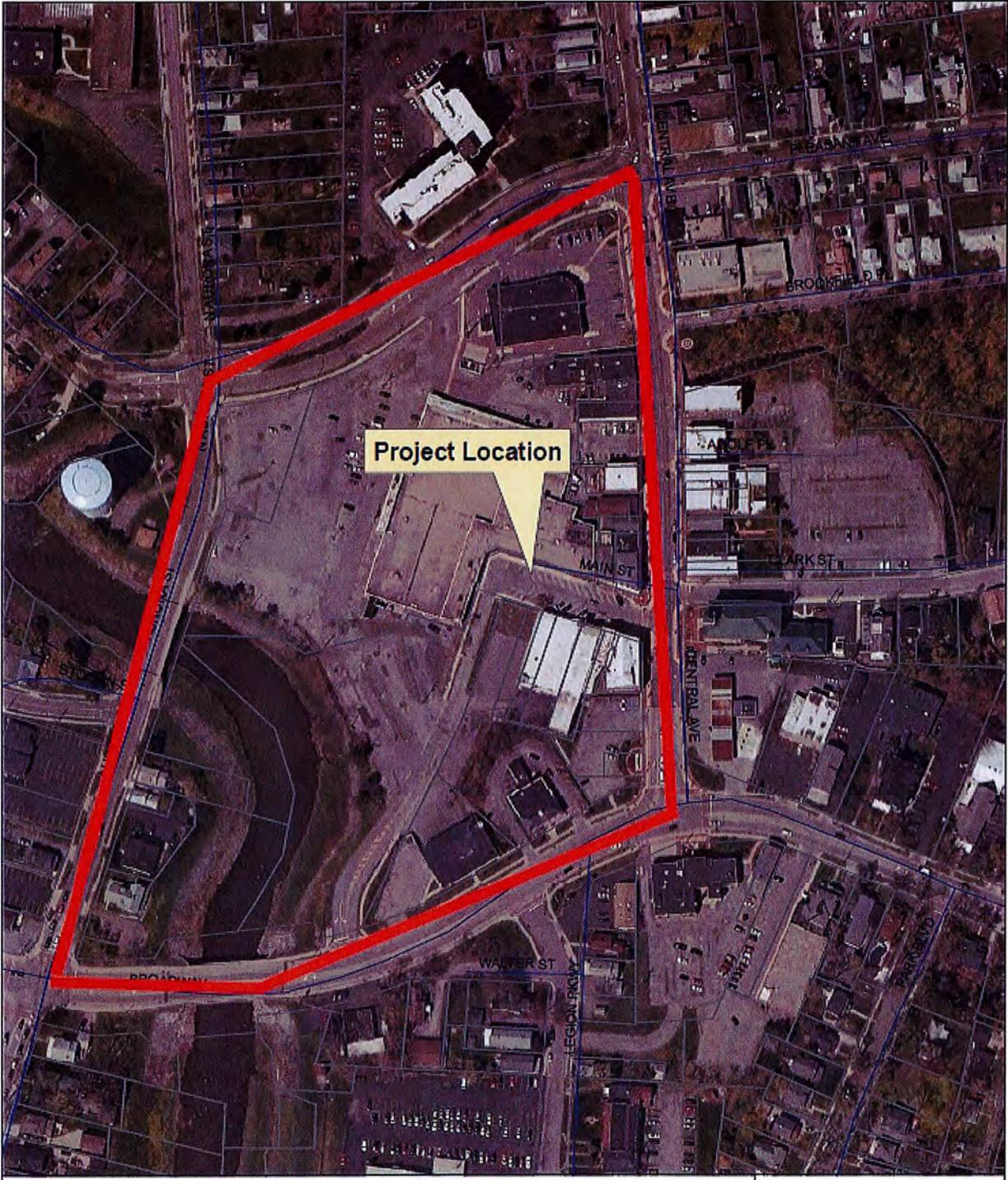
Additionally, the Village of Lancaster is the prime location to attract and retain young people and talent. Lancaster Central School District is consistently ranked as one of the best districts in the state, attracting and producing top achievers in all areas of academia. Previously, many of these students moved away for higher education and employment due to the lack of opportunities available in Western New York. With the resurgence of business, industry, and education in this region, Lancaster is the ideal location for these young people to live, raise a family, and work. With this area continuing to see a positive trend in population growth, revitalizing the Village's downtown will continue to make the Village of Lancaster's Central Business District a thriving community and model for other downtown districts throughout New York State.

# Appendix – Attachments

## *Section I – The Downtown Community*

1. Map of the Target Area
2. Census Report of Target Area
3. List of Previous Investments
4. Jobs Report in the Lancaster Area
5. Rendering of Mixed-Use Development  
NY Main Street Buildings Before and After  
Jeffrey Stribing Memorial Park  
State and National Register Historic Districts

**Project Location Area  
Central Business District  
Village of Lancaster, NY**



## **2) Census Report**

The Village of Lancaster is located in Erie County Census Tract 144.00, which is identified as low-to-moderate income.

### *Poverty Rate:*

Village of Lancaster – 8.2%

Central Business District – 12.5%

### *Size:*

Village of Lancaster – 2.7 square miles

Central Business District – 0.389 square miles

### *Population Density:*

Village of Lancaster – 3,834 persons/square mile

### *Household Income:*

Village of Lancaster – Median Household Income - \$51,924; Per Capita Income - \$26,886

New York State – Median Household Income - \$58,687; Per Capita Income - \$32,829

### *Employment Centers in CBD:*

Hogan Willig Attorneys at Law

Hunt Mortgage

Lancaster Towers

Performance Advantage Co. Inc.

Rite-Aid Pharmacy

Save-A-Lot Grocery Store

TechNet Task Group

### **3) Past Investments**

The Village of Lancaster has a long record of successful investments through county, state, and federal funding. A list of past investments in the Central Business District follows below:

In 2001, the NYS Department of Transportation performed reconstruction and streetscaping of Broadway (Route 20) leading to and including the southernmost portion of the CBD for a total of \$948,750.

In 2003, the Village completed reconstruction and streetscaping of Central Avenue, including extensive infrastructure improvements.

In 2003, NYS Office of Parks, Recreation, and Historic Preservation awarded the Village a \$25,000 grant toward procurement of construction documents for the CBD revitalization project.

From 2008-2011, the Lancaster Community Development Committee developed and administered a New York Main Street grant for properties along Central Avenue and West Main Street. This project assisted with the improvement of 7 buildings in the CBD, a total investment of \$446,000.

In 2011, the Village began the West Main Street reconstruction project, which involves demolition of the former BOCES building and extension of West Main Street to Aurora Street.

In 2011, the Village received a \$650,000 award from HUD for the elimination of blight by demolishing the former BOCES building.

In 2013, the Village received a second New York Main Street grant totaling \$100,000 to complete the façade and building renovation project initiated through the 2008 NYMS grant. Buildings that were not involved in the 2008 were the focus of the 2013 grant.

In 2014, the Village received \$328,382 through the Transportation Alternatives Program from NYS Department of Transportation to make community-wide infrastructure improvements, including sidewalk remediation, signage, and safety measures in and around the CBD.

In 2014, the Village received a \$100,000 award from the Dormitory Authority State of New York through Senator Gallivan's office for streetscape improvements to West Main Street. The Lancaster IDA has also made a commitment of \$100,000 and the Village will fund the remaining \$82,000 of the project. The project started in May 2016 and will be finished by August.

In 2015, the Village was awarded \$100,000 from NYS Department of Environmental Conservation to conduct an engineering planning project to address sanitary sewer issues involving discharge into Cayuga Creek, which runs adjacent to the CBD.

**Total year to date investment from all sources for the Village of Lancaster CBD: \$2,880,132**

Lancaster  
Job Growth and Project Data  
2015 Summary  
(Source: LIDA Annual Filing Statement)

Project Name	Project Category/Description	Date of Project	Total Project Amount	PILOT	# of FTE before LIDA Status	Orig estimate of Jobs to be Created	Orig estimate of Jobs to be Retained	Net Employment Change	Annualized Salary Range of Jobs to be Created	Est. ave. annual salary of jobs to be retained	
Samuel Son & Co., Inc. 4334 Walden Avenue, Lancaster, NY	Construct distribution center & create jobs	3/11/1997	\$ 2,551,000.00	\$ 58,544.00	25	5	25	51	26	\$ 20,800.00	\$ 29,120.00
2001 Classic Tube Project	Expand existing mfg facilities and create jobs	12/31/2001	\$ 3,897,000.00	\$ 15,385.00	25	4	25	27	2	\$ 24,960.00	\$ 31,200.00
MedFirst Urgent Care 4827 Transit Road	Provide urgent care services	4/8/2010	\$ 1,867,432.00	\$ 39,029.00	0	20	0	10	10	\$ 41,000.00	\$ -
Windsong Radiology 4893 Transit Road LLC	Services	2/1/2010	\$ 1,495,800.00	\$ 36,520.00	3	4	3	46	43	\$ 30,000.00	\$ 30,000.00
Aero Auto Body Works	Other Categories	6/4/2003	\$ 155,000.00	\$ 11,215.00	3	6	3	4	1	\$ 24,960.00	\$ 33,280.00
Air Systems Products, Inc.	Manufacturing	9/30/1997	\$ 410,000.00	\$ 9,129.00	11	2	11	17	6	\$ 33,280.00	\$ 38,480.00
Alco Plastics	Manufacturing	2/11/1999	\$ 650,000.00	\$ 22,442.00	11	9	11	12	1	\$ 20,800.00	\$ 24,960.00
American Sales Co.	Expansion of warehouse & distribution facilities	8/23/1995	\$ 10,000,000.00	\$ 192,356.00	0	300	0	590	590	\$ 26,000.00	\$ -
Arbor Commercial Mortgage LLC	Finance, Insurance & Real Estate	10/14/2014	\$ 345,000.00	\$ 17,255.00	66	0	66	92	26	\$ 60,000.00	\$ 60,000.00
Benderson Properties, Inc.	Retail Trade	11/9/2011	\$ 275,000.00	\$ 28,099.00	0	15	0	15	15	\$ 18,720.00	\$ 35,250.00
Casey Machine	Manufacturing	10/2/1997	\$ 700,000.00	\$ 28,993.00	21	5	21	78	57	\$ -	\$ 45,760.00
Clover Senior Apartments	Affordable Senior Hous	10/23/2008	\$ 9,643,900.00	\$ 200,720.00	0	4	0	2	2	\$ 35,000.00	\$ -
Eagle Associates/Try It/ Aegon USA	Wholesale Trade	5/31/1996	\$ 8,500,000.00	\$ 137,298.00	146	0	146	270	124	\$ -	\$ 29,120.00

Lancaster  
Job Growth and Project Data  
2015 Summary  
(Source: LIDA Annual Filing Statement)

Fluid Power Services Corp	Manufacturing	1/17/2008	\$ 505,515.00	\$ 7,750.00	35	2	35	49	14	\$40,000-45,000	\$ 43,000.00
Good Earth Organics	Manufacturing	12/29/2000	\$ 5,000,000.00	\$ 80,754.00	10	36	10	15	5	\$ -	\$ 29,120.00
Greenfield Manor & Dev., Inc.	Health Services	6/1/2000	\$ 23,060,555.00	\$ -	0	75	0	58	58	\$20,000-25,000	\$ -
Indy, LLC	Manufacturing	9/11/2007	\$ 1,010,000.00	\$ 39,744.00	45	15	45	70	25	\$ 30,000.00	\$ 30,000.00
Italian Gardens Real Estate Corp (Joseph Salvatore-still under construction)	Hotel Services	3/12/2009	\$ 700,000.00	\$ 34,181.00	40	5	40	40	40		\$ 35,000.00
J. Kozel dba Tool Ranch	Manufacturing	6/17/2010	\$ 300,000.00	\$ 13,437.00	10	2	10	13	3	\$ 30,000.00	\$ 30,000.00
Jiffy - Tite Co.	Manufacturing	8/14/1997	\$ 3,400,000.00	\$ 84,507.00	111	4	111	304	193		\$ 29,120.00
Kohlas Properties (Leisure Craft)	Manufacturing	1/28/2000	\$ 518,000.00	\$ 11,936.00	10	2	10	36	26		\$ 29,120.00
M & B Flix LLC Dipson	Renovate Theater	1/31/2011	\$ 3,759,000.00	\$ 78,671.00	2	1	2	12	10	\$ 25,000.00	\$ 50,000.00
MCDWPI, LLC	Services	10/16/2009	\$ 3,080,000.00	\$ 80,845.00	0	30	0	21	21	\$35,000-50,000	
North Forest Properties - 2801 Wehrle Dr.	Finance, Insurance & Real Estate: Construction of multitenant office bldg	10/22/2004	\$ 790,000.00	\$ 42,653.00	7	0	7	39	32		\$ 41,600.00
North Forest Properties - 2805 Wehrle Dr.	Finance, Insurance & Real Estate: Construction of multitenant office bldg	2/17/2004	\$ 825,000.00	\$ 42,653.00	4	3	4	38	34		\$ 41,600.00
North Forest Properties - 2813 Wehrle Dr.	Finance, Insurance & Real Estate: Construction of multitenant office bldg	6/30/2005	\$ 1,000,000.00	\$ 42,653.00	40	10	40	61	21		\$ 41,600.00
North Forest Properties - 2821 Wehrle Dr.	Finance, Insurance & Real Estate: Construction of multitenant office bldg	6/30/2005	\$ 1,530,000.00	\$ 37,078.00	25	10	25	62	37	\$ 25,000.00	\$ 25,000.00

Lancaster  
Job Growth and Project Data  
2015 Summary  
(Source: LIDA Annual Filing Statement)

PCB 3425 Walden	Manufacturing	2/1/2012	\$ 5,000,000.00	\$ 147,365.00	503	75	503	614	111	\$ 40,000.00	\$ 40,000.00
POW-R Devices (Formerly Sherex)	Manufacturing	1/24/2005	\$ 292,773.00	\$ 21,114.00	0	0	0	9	9	\$ -	\$ -
PRZ Technologies, Inc.	Manufacturing	8/13/2009	\$ 540,000.00	\$ 4,096.00	9	3	9	33	24	\$35,000-50,000	\$ 44,500.00
Palmerton Holding/Meditek	Manufacturing medical devices	6/17/2010	\$ 7,770,700.00	\$ 121,269.00	0	95	0	68	68	\$ 25,000.00	\$ -
Pfannenberger US Realty LLC	Manufacturing	12/2/1992	\$ 1,020,000.00	\$ 25,880.00	26	25	26	82	56	\$ -	\$ 30,160.00
Rayco, Inc. (Formerly Airtech)	Manufacturing	5/24/1996	\$ 1,430,000.00	\$ 54,640.00	45	48	45	78	33	\$ -	\$ 37,440.00
Salvatore Properties, LLC	Services	10/15/2009	\$ 8,610,000.00	\$ 253,668.00	2	50	2	80	78	\$ 25,000.00	\$ 25,000.00
Sealing Devices, Inc./Alterna Ent.	Manufacturing	12/21/2000	\$ 3,200,000.00	\$ 123,833.00	0	75	0	0	170	\$25,000-40,000	\$ -
Slowinski & Boccabella, Inc.	Services	7/16/2009	\$ 700,000.00	\$ 6,303.00	10	5	10	15	5	\$15,000-35,000	\$ 25,000.00
Suhor Industries, Inc.	Manufacturing	7/25/2002	\$ 1,900,000.00	\$ 42,375.00	12	6	12	17	5	\$ -	\$ 24,960.00
TPB Toms Pro Bike	Retail Trade	9/14/2011	\$ 1,050,000.00	\$ 24,836.00	2	2	2	8	6	\$18,720-31,200	\$ 75,000.00
Terlemis LLC - Olive Tree	Restaurant Expansion	8/9/2011	\$ 905,000.00	\$ 22,153.00	35	10	35	40	5	\$10,000-20,000	\$ 15,000.00
Transit Leasing Corp. (Memminger's)	Construction of building for office, warehousing and commercial facility	11/29/2005	\$ 320,000.00	\$ 33,538.00	24	10	24	30	6		\$ 31,200.00
Turbo Pro	Manufacturing	6/12/2012	\$ 130,000.00	\$ 6,404.00	4	3	4	7	3	\$50,000-150,000	\$100,000.00
Upstate Rebar	Manufacturing	2/1/2010	\$ 3,000,000.00	\$ 43,404.00	10	15	10	27	17	\$25,000-30,000	\$ 30,000.00
WNY Beverage Industry Collection	Construction of processing/ recycling facility	3/29/1999	\$ 3,500,000.00	\$ 57,288.00	0	100	0	39	39	\$ -	\$ -

**SITE DATA:**

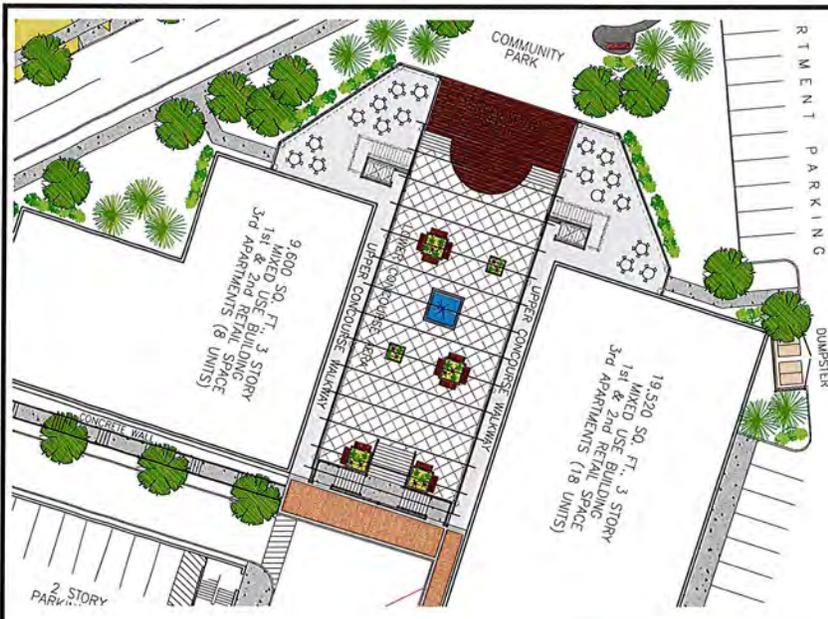
**PARCEL:**  
OWNER: AMBITIOUS ENTERPRISES  
PROJECT AREA: 4.32 ACRES  
PROJECT AREA: 1,872 ACRES

**ZONING:**  
CURRENT ZONING: COMMERCIAL BUSINESS DISTRICT  
PROPOSED ZONING: COMMERCIAL BUSINESS DISTRICT

**UNIT DENSITY:**  
(1) 19,520 SQ. FT. - 18 UNITS  
(2) 9,600 SQ. FT. - 8 UNITS

**COMMERCIAL SPACE:**  
PROPOSED COMMERCIAL SPACE: 15,000 SQ. FT.

**PARKING:**  
PROPOSED PARKING: 30 SPACES  
TOWN HOUSE PARKING: 22 SPACES  
COMMERCIAL PARKING: 31 SPACES  
TOTAL PARKING: 83 SPACES  
EXISTING PARKING: 34 SPACES



**LANCASTER BUSINESS PARK**  
11 WEST MAIN  
LANCASTER, NEW YORK  
**CONCEPT PLAN**

**AMBITIOUS ENTERPRISES**  
43 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086

DRAWN BY:  
SCALE: 1" = 60'

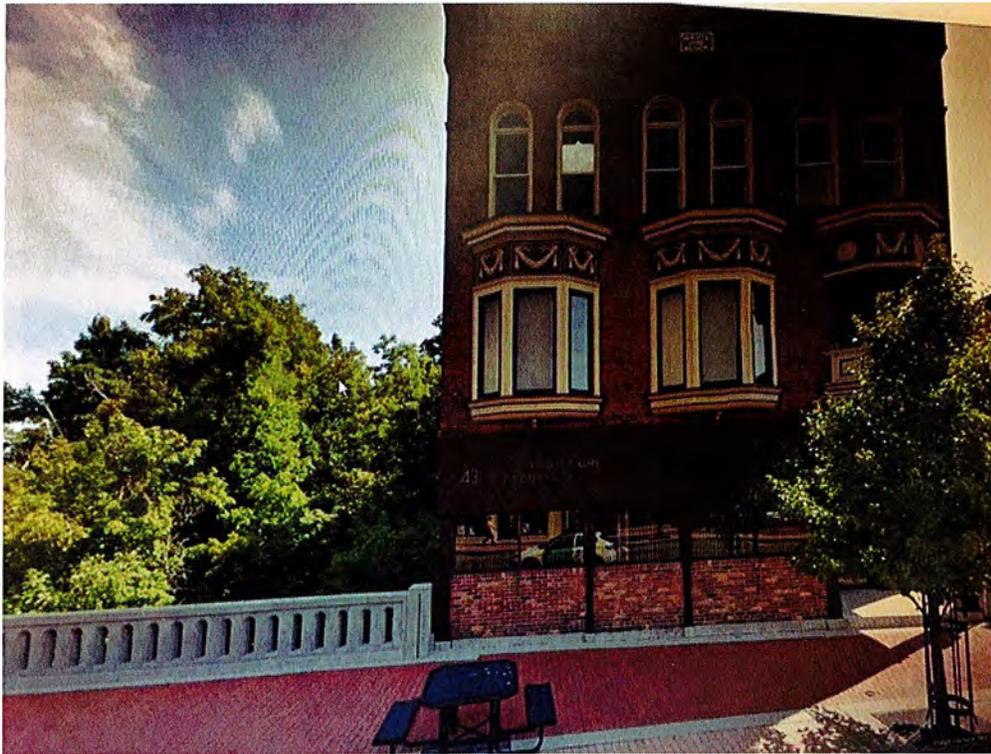
**NY Main Street Participating Businesses Before and After Photographs**



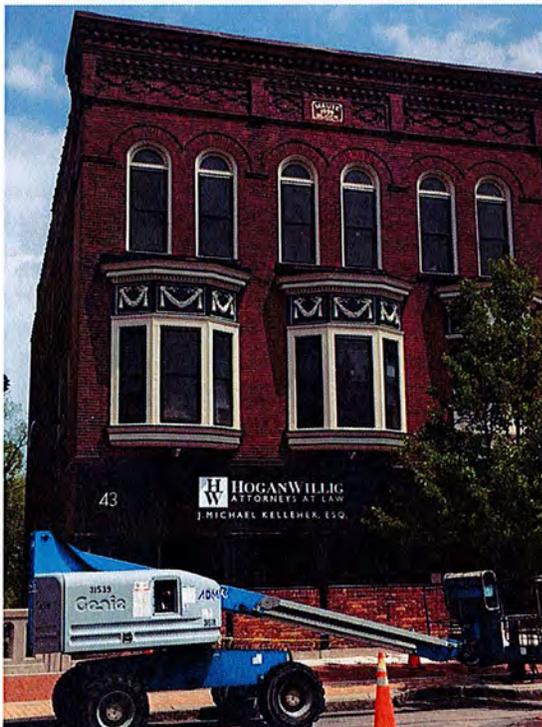
**Before:** 10 Central Avenue - Performance Advantage Co.



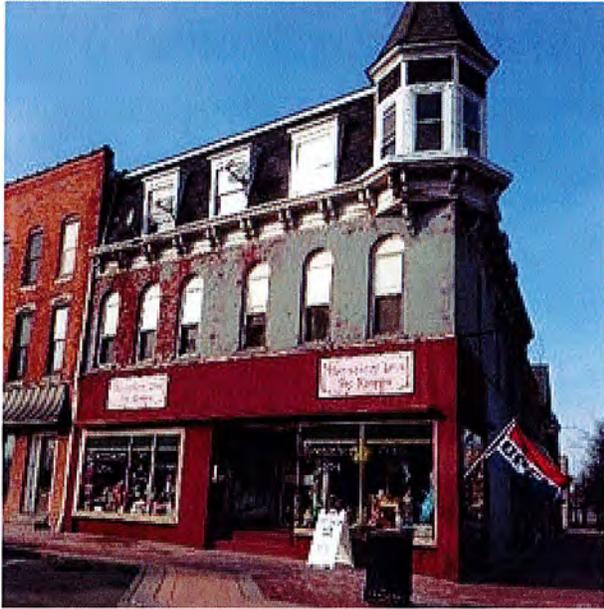
**After:** 10 Central Avenue – Performance Advantage Co.



**Before:** 43 Central Avenue – Hogan Willig Attorneys at Law



**After:** 43 Central Avenue – Hogan Willig Attorneys at Law



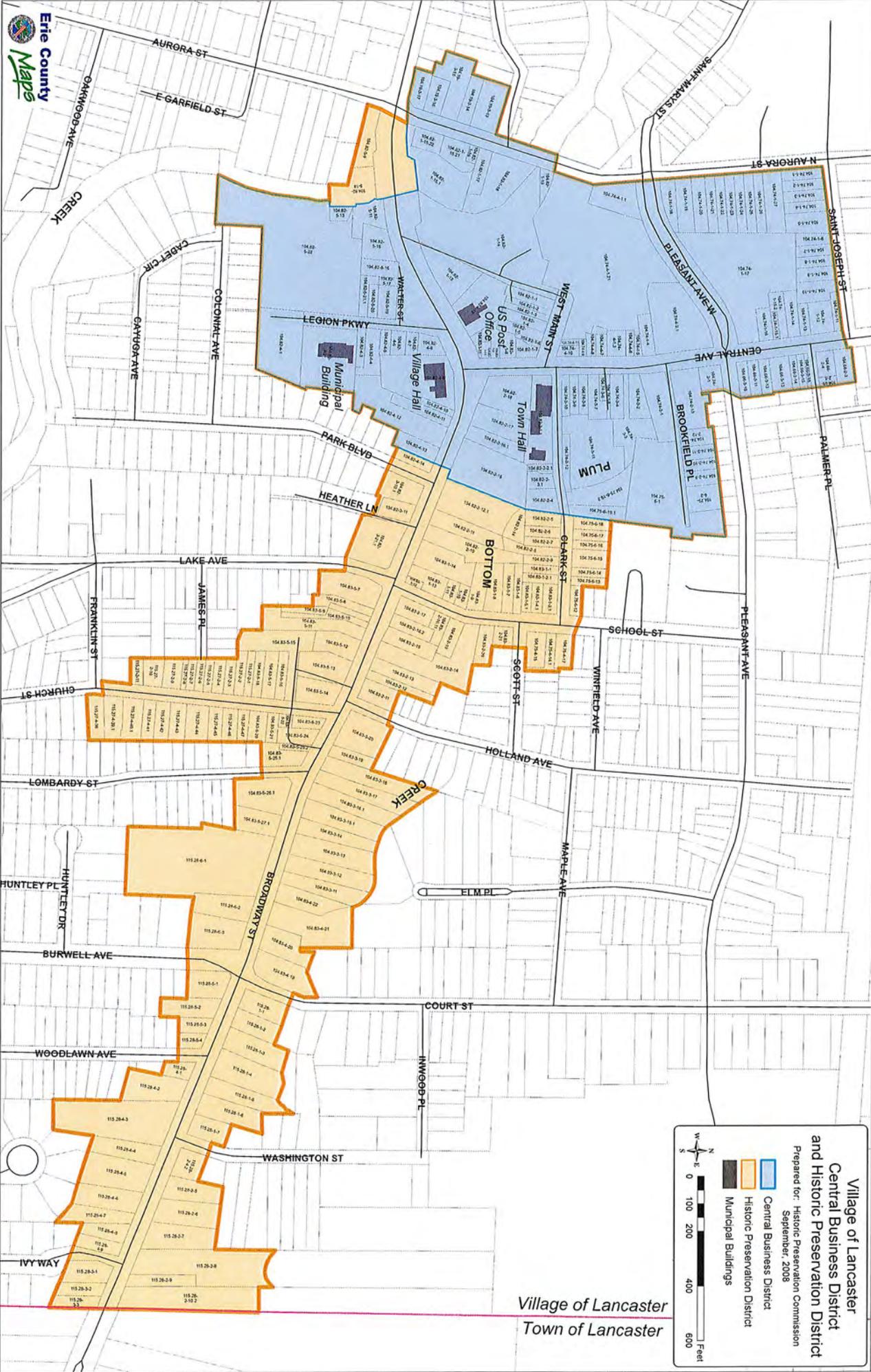
**Before:** 1 West Main Street – Bloomsbury Lane Toy Shoppe



**After:** 1 West Main Street – Bloomsbury Lane Toy Shoppe



**STRIBING PARK  
COMPLETED 4/21/16 DAS**



**Village of Lancaster**  
**Central Business District**  
**and Historic Preservation District**  
 Prepared for: Historic Preservation Commission  
 September, 2008

- Central Business District
- Historic Preservation District
- Municipal Buildings

0 100 200 400 600 Feet

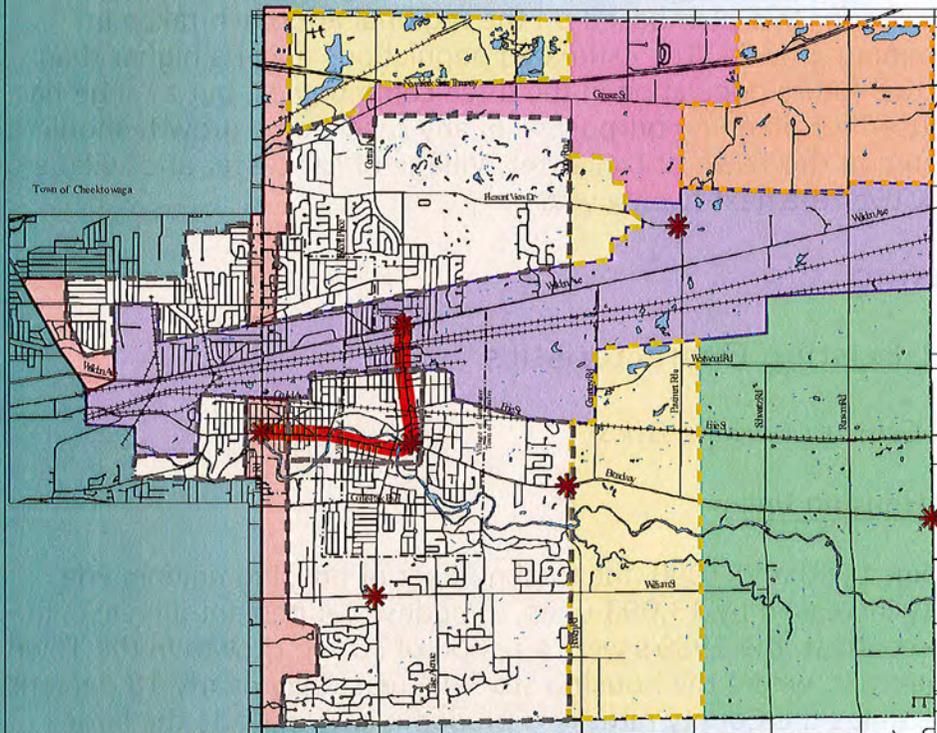
Village of Lancaster  
 Town of Lancaster

*Section II – Local Support & Strategic Alignments*

6. “A Comprehensive Plan...A Common Future” excerpts  
Village of Lancaster Zoning Policies  
Nussbaumer & Clarke Traffic Study Summary
7. List of DRI Team Members  
Village DRI Resolution  
Letters of Support

# Town of Lancaster Village of Lancaster Village of Depew

## A Comprehensive Plan... A Common Future February 2000



Prepared By:

peter j. smith & company, inc.  
Buffalo, New York and Fort Erie, Ontario

The Saratoga Associates  
Buffalo, New York and Saratoga Springs, New York

In the Village of Lancaster, the RTC population projections show that the 2020 population is projected at approximately 12,213 (high-end); this represents an increase of 273 people from the 1990 Census population estimate of (11,940). This represents an increase of approximately 2.2%.

In the Village of Depew, according to the RTC, the population is expected to decline slightly into the year 2020; the expected 2020 population is 17,987 up slightly from the 1990 population of 17,673 and represents a potential growth of approximately 314 people. This is an increase of approximately 1.7%.

The GBNRTC population projections were prepared to facilitate transportation planning in the Erie-Niagara Region. These projections were used for this plan based on the regional approach taken in determining growth. The estimated populations may be higher than the actual future population in the three communities, but a range has been used for planning purposes. In any case, some growth should be expected in the Town of Lancaster, Village of Lancaster and Village of Depew over the next twenty years.

### 3.3 Housing

#### 3.3.1 Existing Characteristics

##### *1990 Census Characteristics*

##### Total Housing Units

Between 1980 and 1990, the total number of housing units in Erie County increased by 13,093 units, a modest 3.4 percent increase. In sharp contrast, the 1980's were a period of strong growth in the Town of Lancaster, where the housing stock increased by nearly 18 percent or five times the County rate. This predominantly reflects the large number of residential subdivisions built in the eastern portion of the Town during the period. Growth in the housing supply of approximately 2 percent in the largely-developed Villages of Lancaster and Depew was below the County average. Together, the communities comprise roughly 6 percent of the County's housing stock.

### Total Housing Units – 1980 and 1990

Community	1980	1990	Change: 1980-1990	
			Number	Percent
Town of Lancaster	10,801	12,708	1,907	17.7
Village of Lancaster	4,804	4,885	81	1.7
Village of Depew	6,755	6,892	137	2.0
Erie County	389,038	402,131	13,093	3.4

Source: US Bureau of the Census – 1980 and 1990

### Occupancy Rates and Tenure

As shown in the following table, census data on unit occupancy in the indicate that the communities have higher housing occupancy rates (and therefore lower vacancy rates) than Erie County. The Villages had particularly tight housing markets, with about 2.6 percent of the units vacant in 1990. In comparison, the Town of Lancaster and Erie County had vacancy rates of 4.6 percent and 6.2 percent, respectively.

Housing in the communities is primarily owner-occupied, with the percentage of owner-occupied units ranging from 68 percent in the Village of Lancaster to 72 percent in Depew. In comparison, the County as a whole has a larger proportion of rental units, resulting in an owner-occupancy rate of about 60 percent.

### Occupied and Owner-Occupied Housing Units - 1990

Governmental Unit	Total Housing Units	Occupied Units	Occupied Units as Percent of Total Units	Owner-Occupied Units	Owner-Occupied Units as Percent of Total Units
Town of Lancaster	12,708	12,117	95.4	9,057	71.3
Village of Lancaster	4,885	4,760	97.4	3,313	67.8
Village of Depew	6,892	6,707	97.3	4,972	72.1
Erie County	402,131	376,994	93.8	240,179	59.7

Source: US Bureau of the Census -1990

#### Number of Units in Structure

As shown in the following table, most of the housing units in the communities are single-family houses. The Town of Lancaster has the highest proportion of single-family homes (69 percent), followed by Depew (67 percent) and the Village of Lancaster (about 65 percent). Two-family homes comprise about 15 percent of the Town's housing stock and about 18 percent of housing in both Villages. Apartments, those units in buildings containing three or more units, account for the remainder of the housing in the communities—about 15 percent in Depew, 16 percent in the Town of Lancaster, and 17.5 percent in the Village of Lancaster.

In comparison, in Erie County as a whole, the City of Buffalo and other more urban portions of the County bring the proportion of single-family down to about 56 percent. Apartments represent about 20.5 percent of the County's housing stock. Two-family homes comprise the remainder (23.5 percent) of the County's housing.

### Units in Structure - 1990 Housing Units

	1 Unit		2 Units		3 to 9 Units		10 or More Units and Other		Total Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number
Town of Lancaster	8,775	69.1	1,868	14.7	1,390	10.9	675	5.3	12,708
Village of Lancaster	3,154	64.6	873	17.9	508	10.4	350	7.1	4,885
Village of Depew	4,636	67.3	1,230	17.8	797	11.6	229	3.3	6,892
Erie County	225,152	56.0	94,590	23.5	46,008	11.4	36,381	9.1	402,131

Source: US Bureau of the Census -1990

#### Units by Year of Construction

In Erie County, about 38 percent of the housing units in 1990 were built in 1939 or earlier. The communities have smaller proportions of pre-1940 housing stock than the County—this older housing accounted for 36 percent of the housing inventory in the Town of Lancaster, 29 percent in the Town, and just 20 percent in Depew. Not surprisingly, among the communities, the Town had by far the highest percentage of its housing constructed between 1980 and 1990 (17 percent of the total housing stock). This period of construction accounted for 3.6 percent of the housing inventory in Depew and only 1.3 percent of the inventory in the Village of Lancaster.

## 3.4 Community Services

This section provides information on those services that benefit the populations of the Town and Village of Lancaster and the Village of Depew. These services include historic/cultural resources, educational facilities, library services, health care facilities, social services and animal control.

### 3.4.1 Historic and Cultural Resources

The Town and Village of Lancaster and Village of Depew offer some of the richest historical resources in all of Erie County and Western New York. The communities have preserved many structures that illustrate this heritage. The Village of Lancaster's Historic Commission has taken an active role in preservation of these buildings and is working to obtain designation of several of them on the National Register of Historic Places.

Inclusion of this section in the Regional Comprehensive Plan is aimed at strengthening preservation efforts and ensuring that the quality of these significant resources is not sacrificed as future development occurs.

#### 3.4.1.1 Historic Resources

Information for this section was obtained from interviews with historic preservation officials and from written sources. Two written materials were used: Erie County's Architectural Legacy, 1983, Austin M. Fox, Ed., published by the Erie County Preservation Board; and Village of Lancaster Central Business District Redevelopment Plan, Historic Preservation Component, 1998, Taylor & Taylor Associates, Inc., Brookville, PA.

#### *Town of Lancaster*

Numerous historical buildings can be found throughout the Town of Lancaster. The buildings represent a variety of architectural styles and include residential, institutional and farm structures. Each of the buildings listed below appears in the publication Erie County's Architectural Legacy.

**Clinard Barn**, 3566 Bowen Road. This early two-level barn has a man-made ramp with original doors that are still in place.

**Gipple Barn**, southwest corner Harris Hill Road at Wehrle Drive. This is an early variation of the Yankee barn type, with rafters that are very heavy and widely spaced.

**Square Barn**, Broadway (opposite entrance to Lancaster Rural Cemetery) –c. 1850s. Originally constructed with an eight-foot-square cupola, this barn was possibly built as a hops barn, since breweries were located nearby in the Village.

**Huff Barns**, 1700 Bowen Road at southwest corner of William Street –c. 1880. Along with a large Queen Anne Style home, these barns form part of a summer estate built by a Buffalo hotel owner.

#### *Village of Lancaster*

The Village of Lancaster has maintained much of its historical flavor and boasts a rich assortment of historic structures within its boundaries. Although there is just one structure listed on the National Register of Historic Places, a dozen other buildings are considered eligible for listing, and the Village Historic District Commission is pursuing this designation. In addition, there are several structures that are considered locally significant.

The Village Historic District Commission plays an important role in historic preservation in Lancaster. The Commission meets monthly to hear petitions for changes to the exterior of buildings that are eligible for the National Register (the NYS Historic Preservation Office reviews changes to the building interiors). The Historic District Commission's role is not simply advisory in nature; rather, it has the legal authority to enforce its recommendations.

The historic buildings are listed below.

National Register of Historic Places:

**United States Post Office**, 5406 Broadway –c. 1938. This building was constructed of brick and trimmed in limestone, reflecting both Colonial and Neo-Classical Revival styles. The building has remained very well preserved.

Eligible for National Register:

**Lancaster Presbyterian Church**, Broadway and Lake Avenue – 1832. One of the oldest religious buildings in Erie County, this church is primarily Federal in style with some Greek Revival and Gothic Revival-style features.

**Brick Rowhouses**, 5481-5485 Broadway –c. 1855. Erected by wealthy Dutch immigrants of locally-made red brick, the sections are two and one-half stories tall.

**Clark-Lester House**, 5454 Broadway –1891. This house displays many features associated with a Queen Anne-style residence.

**Liebler-Rohl Gas Station**, 5500 Broadway –c. 1935. This Tudor Revival-style gas station shows the variety of uses for Revival styles between WWI and WWII.

**Lancaster Village Hall/Municipal Building**, 5423 Broadway – 1940. Situated at a prominent focal point at the head of Central Avenue, this Art Deco-style building was built from designs by the prominent Buffalo architectural firm of Hudson & Hudson.

**Miller-Mackey House**, 5440 Broadway –c. 1895 –1900. This large-scale, three-story residential building now houses the Depew-Lancaster Boy's and Girls' Club.

**Zuidema-Isardi House**, 5556 Broadway – c. 1860. Combines Italianate and decorative Eastlake features and includes a wrap-around porch and turned porch spindles.

**Masonic Temple of Depew Lodge**, 5497 Broadway – 1916.

**St. Elizabeth's Home for the Aged**, 5539 Broadway – 1929.

**John Richardson House**, 5653 Broadway – c. 1840 (1868 wing).

**Potter's House of Lancaster Presbyterian Church**, 5477 Broadway – 1924.

**Herman Van Peyma House**, 5565 Broadway – c. 1890.

Local Historic Significance:

**Potter-Eaton House**, 40 Clark Street –1894. Originally located on Broadway near the northeast corner of Central Avenue, this building now houses the Lancaster Historical Society.

**Lancaster Town Hall and Opera House**, 21 Central Avenue – 1894-97. Combining elements of the Romanesque and Colonial Revival styles, this building met the need for a Town Hall with the opera house on its second and third floors.

**Thayer-Ely-Keysa House**, 5453 Broadway –1831. This house is basically Federal in style but shows transitional features to the Greek Revival style.

**Carpenter-Marafino Cottage**, 19 Church Street –c. 1837. This cottage is characterized by pointed or lancet windows, heavily carved vines on the door and the barge boarding, and a pendant at the peak of the gable that are typical of the Gothic Revival style.

Historic District

All of the historic properties profiled above are included within the Village of Lancaster Historic District. The District boundaries include all properties along Broadway from the U.S. Post Office east to the Village/Town line; Central Avenue from Broadway north to Brookfield Street; Clark Street from Central Avenue east to School Street; Lake Avenue from Broadway north to Clark Street; and Church Street from Broadway south to Franklin Street.

### *Village of Depew*

While there are no structures on the National Register of Historic Places in the Village of Depew, the overall layout of Veteran's Park and its surrounding village streets were designed by Frederick Law Olmsted, considered the father of the American park movement due to his strong influence in establishing parks throughout the nation. As part of his park designs, Olmsted often designed a series of parkways and streets to serve the need for open space of the neighborhoods through which they passed. The Village of Depew is fortunate to have a park and streets that were designed by Olmsted.

Veterans Park, located in central Depew east of Transit Road on land purchased from the Holland Land Company, was designed by Frederick Law Olmsted. Along with the design for the park, a series of five streets was planned that would converge at the park in a 'spoke' layout: Westfield Avenue, Litchfield Avenue, Suffield Avenue, Bloomfield Avenue and Terrace Boulevard. This historic design illustrates the grand scheme of Olmsted to create a pastoral public space that is easily accessible to Village residents.

#### 3.4.1.2 Cultural Resources

The focus of cultural life in the Lancaster-Depew area is the historic Lancaster Opera House located at 21 Central Avenue in the heart of the Village of Lancaster. Constructed in the years 1894-97, architect George Metzger designed the building in the Romanesque style with Colonial Revival style elements. The building was constructed of red brick and Medina sandstone as a Town Hall for Lancaster with the opera house on its second and third floors. The opera house is characterized with a suspended balcony, raked stage, proscenium arch and main floor with moveable seating.

The Town Hall/Opera House has served a variety of community functions throughout its history. From 1897 until 1932, the building hosted many plays, musical productions, dances, and shows. During the Great Depression, the Opera House was a distribution center for food. During World War I and World War II, the site was used for recruiting and bandage rolling. After World War II, the building housed the Erie County Civil Defense Headquarters. During the 1960s and 1970s, the building was used mainly for storage.

The restoration of the Opera House was started as a Bicentennial project and was completed in 1981. Since then, the facility has enjoyed an increasingly active role in the cultural life of the community and the region. The Opera House currently stages approximately 44 different productions a year (roughly 170 shows annually) between mid-September and mid-June. The Opera House strives to offer the widest variety of productions possible; productions normally include musicals, theatre, variety shows, children's shows, dance and classical concerts. Attendance at all shows for the 1997-98 season totaled approximately 43,000.

In addition to the public performances, the Opera House can also be rented for special functions such as wedding ceremonies and organizational meetings. The Lancaster Youth Bureau uses the facility for its yearly show held in the summer.

Funding for the Opera House is provided through private, governmental and fund-raising sources. The majority of funding is obtained through ticket sales. The Opera House holds a yearly campaign drive as well as a craft show to supplement funding. Governmental assistance is provided by the New York State Council on the Arts and Erie County.

### 3.4.2 Education

The majority of students in the Lancaster-Depew region attend the Lancaster Central School District or the Depew Union Free School District. A smaller number attend Cheektowaga Central Schools, Maryvale Central Schools, Alden Central Schools or Clarence Central Schools. The districts are profiled below.

#### *Lancaster Central School District*

Among the 28 school districts in Erie County, the Lancaster Central School District experienced the highest percentage increase (26%) in student enrollment between 1990-91 and 1997-98. The Lancaster Central School District serves students in the Town and Village of Lancaster and the Village of Depew. The district boundaries include nearly the entire Town and Village of Lancaster with the exception of the easternmost area of the Town between Ransom and Townline Roads and in the northeastern corner. The district extends beyond the Town's western boundary to include a portion of the Town of Cheektowaga north of the Village of Depew.

The eight school buildings in the Lancaster Central School District house approximately 5,600 students. The buildings and their enrollments as of September 1998 are as follows:

**School Enrollment – September 1998**  
**Lancaster Central School District**

SCHOOL	LOCATION	GRADES	ENROLLMENT
Elementary Schools: Central Avenue	149 Central Avenue	K-4	272
Como Park	1985 Como Park Boulevard	K-4	462
Court Street	91 Court Street	K-4	397
Hillview	Transit Rd. & Pleasant View Dr.	K-4	503
John A. Sciole	86 Alys Drive, Depew	K-4	473
William Street	5201 William Street	5-6	918
Aurora Middle School	148 Aurora	7-8	853
Lancaster High School	1 Forton Drive	9-12	1714
TOTAL			5592

Source: Lancaster Central School District

The William Street Elementary School was opened for the 1998-99 school year. With a cost of \$17.9 million, the new building was constructed to house fifth and sixth grades throughout the district and thereby ease overcrowding at the other elementary schools. Based solely on rollover figures from current student enrollment, the District projects a decrease in total enrollment of 8.4% by the school year 2002-03; however, this calculation does not include recent census projections, cohort survival ratios or redistricted numbers.

### 3.4.3 Library Service

Library services for Lancaster-Depew residents are provided through two branches of the Buffalo & Erie County Public Library System: the Lancaster Library and the Depew Branch Library.

Located at 5466 Broadway in the heart of the Village of Lancaster, the Lancaster Library coordinates the administration of both the Lancaster and Depew facilities. The Depew Library is considered a branch of the Lancaster Library and is located at 321 Columbia in the Village of Depew. The two libraries employ 10 full-time persons (five librarians, four clerks and one maintenance) and five part-time persons (four Senior Pages and one maintenance). The libraries also employ approximately 14 Pages on a part-time basis; these are high school and college students who assist with desk responsibilities and shelving books.

The Lancaster and Depew libraries together contain a total of 61,374 volumes, 6,878 audio-visual materials, 211 magazine subscriptions and over 5,000 paperbacks. In 1997, more than 300,000 materials were checked out and nearly 169,900 visits were recorded at the two facilities. Both libraries have a Community Room available for use by the general public.

The two libraries offer a variety of children's programs including toddler and pre-school programs. The Depew Library also offers an adult book discussion program that meets once a month. The Depew Library won a national award for its Friendship Garden which was planted with the help of pre-school children. Depew was the first library in the area to begin a "Junior Friends of the Library" group which enables middle school and high school students to assist with library projects and fund-raising.

The Lancaster Library is open seven days a week (57 hours) from Labor Day to mid-June; the library is closed Sundays during summer. The Depew Branch is open 39 hours a week from Labor Day to mid-June and is closed Thursdays and Sundays; the library is closed Saturdays during summer.

*Village of Depew*

The Village maintains an all-volunteer fire department. Three fire halls are operated within the Village boundaries; these are located on Brewster Street, George Urban Boulevard and Meridian Street.

### 3.5.3 Ambulance Services

The Lancaster Volunteer Ambulance Corps (LVAC) provides emergency services for the entire Town and Village of Lancaster and the Village of Depew. The LVAC office is located at 40 Embry Place in the Village of Lancaster and currently has 96 staff persons including Emergency Medical Technicians (EMTs). With the expertise of the EMTs, LVAC operates at the paramedic level. Calls for assistance within the service area are received through 911 and transferred to the Town of Lancaster Police Department, which in turn transfers them to LVAC. Billing for service is done through third-party (insurance) sources. LVAC is funded through Town of Lancaster funds; a fund drive is also conducted by the company.

## 3.6 Recreation and Park Resources

Residents, workers, tourists, and other visitors to the Town of Lancaster and the Villages of Lancaster and Depew are served by a variety of parks and recreational facilities. The following provides an inventory of existing parks and recreational facilities and assesses the adequacy of existing facilities to serve the population.

The evaluation of park and recreational facilities in the three communities includes the following elements:

- a summary of the type and quantity of existing parkland;
- a discussion of national park planning standards;
- an estimate of recreational demands;
- a summary of the condition of the facilities available to the community; and
- a general identification of deficiencies and possible enhancements to the park system.

### Definition of Publicly Accessible Open Space

"Public open space" is land that has been specifically dedicated or reserved for active or passive recreational use by the public, or for conservation purposes. No such restrictions have been placed on "undeveloped" or "vacant" land, and it can be assumed that all or part of this land will eventually be developed for some other use. Designated open space in the region falls into the following categories: Town and Village parks and recreational facilities, a County park, and recreational facilities on school property. There are no state parks located in the three communities.

### Functions of Open Space

Open space serves many different purposes in the communities. It provides recreational opportunities for Village and Town residents, protects wildlife habitat, preserves important scenic features and a visually pleasing landscape, and serves to maintain critical environmental resources, such as groundwater.

Recreational resources in the Town and Villages include such active use facilities as ball fields, tennis courts, pools, and playgrounds; and such passive use facilities as picnic and seating areas. The Town of Lancaster also contains a larger regional open space area—Como Lake Park—which provides a wide variety of recreational opportunities throughout the year. This and other large County and state park facilities in Erie County supplement the municipal facilities available within the three communities.

Open space is an integral component of maintaining the character of the communities and the quality of life. As remaining undeveloped land becomes scarcer, it is important to assess the region's current and future open space needs and plan now for the preservation and enhancement of essential open space areas.

### 3.6.1 Existing Inventory

An inventory of existing public and private recreational facilities within the three communities was conducted. Existing facilities included: all parks and open spaces which are currently owned and operated by the Town and Villages; open spaces owned by public or parochial schools or fire companies that are maintained, leased or programmed for public use; and publicly-owned facilities that are not owned or leased by the Town or Villages but are used by residents either free of charge or on a fee basis.

Site visits were conducted by The Saratoga Associates in the fall and winter of 1998-99. These field visits provided two types of information about the existing park system. First, the visits identified the current mix of community recreational facilities. Second, the visits provided insight to the overall physical condition and an understanding of the type and quantity of functional activities that occur at each recreational facility.

The location of the public and private recreational facilities are illustrated in the following table listing and description of the type of activity within each park facility and the acreage are presented in the following table. A total of 19 different facilities are included in the inventory.

Town of Lancaster, Village of Lancaster, Village of Depew  
A Comprehensive Plan...A Common Future

## Municipal and County Designated Parklands

Ownership/Name	Acreage <sup>1</sup>	Type	Features
<i>Town of Lancaster</i>			
Westwood Park	149.0	Community	Baseball/softball diamonds (8), football/soccer fields (2), playground, picnic shelters (8), walk/bike path (2 miles), nature trail, garden, fishing pond, pavilion/community room, picnic tables
Walden Pond Park	56.0	Community	Softball diamonds (8), volleyball courts (4), football/soccer field (1), playgrounds, fishing pond, picnic shelters (8), picnic tables
Keysa Town Park <sup>2</sup>	10.0	Neighborhood	Swimming pool, wading pool, basketball courts (3), tennis courts (2), baseball/softball diamonds (2), horseshoe pits, playground equipment, picnic shelter (1), picnic tables
Meadow Lea Park	8.0	Neighborhood	Wading pool, softball diamond (1), basketball court (1), picnic shelter (1), picnic tables, playground equipment
Subtotal	223.0		
<i>Village of Lancaster</i>			
Mechanic Street Courts	0.5	Neighborhood	Tennis courts (2). Not in use: gated and closed.
North End Playground	1.0	Neighborhood	Playground equipment, picnic table, basketball court (1)
Third Ave. Spray Pool	1.0	Neighborhood	Spray pool, picnic shelter (1)
Subtotal	2.5		
<i>Village of Depew</i>			
Firemen's Park	18.0	Neighborhood	Baseball/softball diamonds (3), soccer field (1), tennis courts (2), basketball courts (4), swimming pool, wading pool, indoor ice arena, picnic shelters (4), picnic tables, playground
Warner Estates Park	2.0	Neighborhood	Basketball court (1), picnic shelter (1), playground equipment, picnic tables
George Urban Park	1.0	Neighborhood	Basketball court (1), picnic shelter (1), playground equipment, picnic tables
Enez/Evane Park	1.0	Neighborhood	Basketball court (1), picnic shelter (1), playground equipment, picnic tables
West Dawson Park <sup>3</sup>	0.5	Neighborhood	Fitness center, playground, picnic shelter (1), picnic tables
Veteran's Park	0.5	Neighborhood	Gazebo, benches
Southside Park	1.0	Neighborhood	Playground equipment, picnic table

Town of Lancaster, Village of Lancaster, Village of Depew  
A Comprehensive Plan...A Common Future

Ownership/Name	Acreage <sup>1</sup>	Type	Features
James E. Dawson Athletic Field <sup>3</sup>	4.0	Neighborhood	Baseball diamond (1), soccer field (1)
Terrace Playground	0.5	Neighborhood	Playground equipment, picnic table
Subtotal	28.5		
<i>Town of Cheektowaga</i>			
Rehm Road Park <sup>4</sup>	30.0	Community	Softball diamonds (4), hardball diamond (1), football field (1), tennis courts (3), basketball court (1), playground equipment, picnic shelter (1), picnic tables
Golf Course <sup>5</sup>	24.0	Regional	18-hole golf course under construction Spring 1999. 185 total acres, including 24 acres within the Village of Depew
<i>Erie County</i>			
Como Lake Park <sup>6</sup>	337.0	Regional	Tennis courts (4), basketball courts (2), baseball/softball diamonds (5), volleyball courts (2), skate pond, casino, picnic shelters (59) and tables, nature trail, senior center, horse shoe pits (2)
<b>TOTAL</b>	<b>645.0</b>		
Notes:			
<sup>1</sup> All figures rounded up to nearest half acre. <sup>2</sup> Located entirely within the Village of Lancaster. <sup>3</sup> The Village of Depew has a long-term lease with the school district for the unrestricted use of these parks. <sup>4</sup> Located entirely within the Village of Depew. <sup>5</sup> Reflects acreage in Depew only, 24 acres were formerly part of Rehm Road park. Under construction Spring 1999. <sup>6</sup> Developed park land only; acreage does not include 197 acres of wooded lands east of Bowen Road. Sources: <i>Village of Depew Parks and Recreation 5-Year Master Plan, 1997</i> ; Town of Lancaster Recreation Department; Village of Lancaster; Town of Cheektowaga Building Department; field surveys by the Saratoga Associates, various dates fall/winter 1998-99.			

Town of Lancaster Facilities

The Town of Lancaster has about 223 acres of municipally owned, developed parkland which provide a mix of passive and active recreational activities. A total of 213 of these acres are located in the Town outside of the Villages and 10 acres (Keysa Town Park) is located fully within the Village of Lancaster. The Town's recreational facilities are well-varied, including football/soccer fields, tennis courts, swimming pools, basketball courts, playgrounds, softball/baseball fields, picnic areas, and fishing ponds.

The largest Town-owned open space resource is Westwood Park, a 149-acre year-round recreational facility located on Pavement Road between Broadway and Walden Avenue that offers opportunities for a wide array of sports. The park has active facilities including ball diamonds, multi-use fields for football and soccer, playground equipment, and a hiking/biking trail. It also offers an educational nature trail and a memorial garden, picnic shelters and an enclosed pavilion/community room, and a stocked fishing pond.

Walden Pond Park (56 acres) located at the corner of Walden Avenue and Ransom Road features fields for softball, football, and soccer; volleyball courts, picnic shelters, playground equipment, and a fishing pond. Keysa Town Park, a 10-acre park at the corner of Brady and Vandenberg Avenues in the Village of Lancaster, provides active recreational facilities for swimming, basketball tennis, softball/baseball, and horseshoe throwing as well as a playground and picnic area. , Meadow Lea Park, located on Broezel Avenue near Ronald Drive, provides 8 acres of recreational space, with a softball diamond, a basketball court, a wading pool, playground equipment, and a picnic shelter. Town of Lancaster recreational facilities are generally in good to excellent condition. No major capital improvements are currently planned.

The Town of Lancaster Parks and Recreation Department offers a full range of organized recreational activities throughout the year at the Town parks and Lancaster Central School District facilities. Activities include arts and crafts, swim lessons and aquatic activities, tennis lessons, league sports and fitness activities, and instructional sports camps. Interviews with Town Parks and Recreation Director indicate a high level of participation.

The Town of Lancaster Senior Center is an indoor recreational facility at 100 Oxford Avenue off Aurora Streets which opened in 1995. The Center offers fitness programs and tournaments; dance, art, computer, and music lessons; arts and crafts activities; a hot meals program; and a wide variety social activities for Lancaster residents aged 60 and older. The Center currently has about 2,500 registered members. The Town of Lancaster Youth Bureau, located in a new building at 200 Oxford Avenue, provides a variety of youth development and delinquency prevention programs.

The Town of Lancaster also owns an approximately 9-acre undeveloped parcel of land in the south end of Town off Aurora Street near Old Post Road. The property has been earmarked for recreational purposes, although no recreational use plan has been created to date. The site is adjacent to residential uses.

Although not a recreational program per se, it is noted that the Town of Lancaster has a tree planting program. Under the program, the property owner must pay a tree planting fee and the Town must plant a street tree in the public right-of-way before a Certificate of Occupancy is granted for a new home. Funds derived from the tree-planting fees are also used to plant trees in Town of Lancaster parks. In total, 1,400 trees were planted under the program in 1997, 900 trees were planted in a 1998, and an estimated 1,000 trees will be planted in 1999.

#### Village of Lancaster

The Village of Lancaster owns approximately 2.5 acres of smaller neighborhood parks. These include the North End Playground at Central Avenue and West Drullard Avenue and the Third Avenue Spray Pool in the south end of the Village. The Village also owns two tennis courts on Mechanic Street which are in poor condition and currently gated and closed. Other facilities are generally in good condition. No major capital improvements are currently planned.

Village residents are eligible for and utilize the Town's extensive recreational facilities and recreational programming, including parks and pools, the Senior Center, and the Youth Bureau. The Village of Lancaster does not operate a separate recreation program.

#### Village of Depew

The Village of Depew owns and operates a variety of recreational facilities totaling some 27 acres. As shown below, above, the largest park is 18-acre Firemen's Park, a year-round facility including an ice arena, ball fields, pools, tennis and basketball courts, playground equipment, and picnic areas. Mature trees provide shade to park visitors.

## 4.0 Land and Environment

### 4.1 Introduction

This chapter describes the physical characteristics of the Lancaster-Depew region communities. These characteristics include natural resources (air, soils, topography, hydrology, and vegetation), infrastructure (transportation and municipal services), and the "built" environment (agriculture, housing, commercial and industrial development.)

The chapter opens with a discussion of land use patterns within the Lancaster and Depew communities. After describing the general character of each municipality, the section provides a detailed analysis of current land use dedications and an examination of future land use patterns that should be targeted for the region. The land use section is followed by an analysis of the Lancaster agricultural economy and Erie County agricultural preservation efforts.

The Transportation and Municipal Services sections of the chapter discuss existing pedestrian, automobile, rail and air travel infrastructure as well as local utility service areas. The last section provides an inventory of the communities' natural resources including soil types, topography, water courses, woodlots and fields, air quality and noise conditions.

Based upon the land use and environmental data discussed in the earlier sections, the chapter concludes with land use and policy recommendations for the region. Developed with a regional focus, the recommendations are designed to promote complementary land use patterns throughout the region.

### 4.2 Land Use

Land use development patterns are a long-term commitment by a community of a non-renewable and very valuable resource. Once land is developed, land use changes seldom occur. In general, land will change from an undisturbed, open character to a residential, commercial or industrial development. The importance of making good land use decisions will impact not only immediate "neighbors" but the entire community; land use decisions should complement adjacent users rather than create conflicts.

In the Town of Lancaster and Villages of Lancaster and Depew, there have been many changes in land use over the past decade. This section reviews the past and current land use patterns of the three communities. This includes an assessment of urban vs. rural areas, strategically located development areas, environmentally sensitive areas and lands that should remain vacant.

In the community survey distributed throughout the three communities, residents were asked several questions on future development and growth. In general, residents believe the Town and two Villages are a good place to live (58%) and would like to see additional growth in “appropriate” areas of the communities. Most respondents wanted to see residential growth focused in and around the Villages (62%); 43% wanted to see a slow population growth (450-1000 people) over the next ten years. Commercial growth should be focused on main corridors according to 71% of respondents. Residents also believe that industrial development should be focused along Walden Avenue (98%). Agricultural land preservation was a priority for 82% of respondents. To accomplish these goals, 78% of respondents believe that stricter land use controls should be developed and enforced to protect the character of the region.

In the Lancaster North South Corridor Preservation Study<sup>7</sup> recently completed by the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC), a land use analysis was completed; only the portion of Depew in Lancaster was included in the GBNRTC study. Information supplied by the Erie County Water Authority was used for the portion of Depew outside the Town of Lancaster. The land use categories used in this 1993 analysis were based on tax assessor information and does not necessarily reflect the “apparent” land use on a parcel. According to the 1993 information, the predominant land uses in the three communities were vacant and residential. This included over 9,000 acres of vacant land and over 7,800 acres of residential development.

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<sup>7</sup> Lancaster North South Corridor Preservation Study. p. 11.

*Village of Lancaster*

The Village of Lancaster is essentially a residential community. Some new residential development is evident in the Village but the housing stock is generally older, established “village” neighborhoods.

Most new growth in the Village of Lancaster has been commercial uses along the Broadway corridor. Central Avenue in the Village’s core is a significant commercial area that offers local service type uses for residents in the Village.

Industrial development is located along the rail lines and Erie Street in the Village of Lancaster. These areas are in close proximity to the industrial development in the Town.

Green space in the Village is dominated by Como Park on the southeast corner. Smaller neighborhood parks and schools provide recreation space to the residents in the Village.

*Village of Depew*

In the Village of Depew, the overall character is residential with areas of commercial growth along major corridors. Essentially, the Village is characterized with a well-established housing stock that creates distinct neighborhoods.

Transit Road is the major commercial corridor in the Village of Depew; this corridor separates the Village at the Town of Lancaster and Town of Cheektowaga border. Broadway has also seen commercial growth that carries into the Village of Lancaster. The west boundary of the Village on Dick Road has also experienced recent commercial growth, although residential land still makes up a significant portion of the uses.

Industrial development in the Village of Depew is evident along Walden Avenue and along the rail lines; there are some older, established residential land uses along Walden Avenue in the Village of Depew. This development carries into the Village of Lancaster and Town of Lancaster along the rail lines.

In Depew, open space and recreation lands are provided primarily by schools and churches in the Village. Veteran’s Park was formed through the design of the Village streets; Frederick Olmsted’s firm designed this layout which is evident in the Village today.

#### 4.2.1 Existing Land Use and Characteristics

The Erie County Department of Environment and Planning provided a generalized land use plan for the entire county. In the larger context of the County, the west portion of the Town of Lancaster is the “edge of growth” for substantial new development from the City of Buffalo; this area includes the Villages of Lancaster and Depew. Along the Walden Avenue corridor and north of the New York State Thruway, there is a substantial amount of industrial development in the Town of Lancaster that is outside this “edge of growth” area of development.

Each of the three communities have very distinct land use characters that lend to their quality of life. The following summarizes the acreage and percentage of land use categories for each of the three communities in 1999 based on a “windshield survey” of land use.

### Generalized Land Use Categories – 1999 Town of Lancaster, Village of Lancaster, Village of Depew

Existing Land Use	Town of Lancaster		Village of Lancaster		Village of Depew		TOTAL	
	Acres	%	Acres	%	Acres	%	Acres	%
Agriculture	1684	8.5	0	0.0	6	0.3	1690	7.3
Residential	6961	35.0	737	51.3	476	23.8	8174	35.1
Vacant	5817	29.3	135	9.4	385	19.2	6337	27.2
Commercial	621	3.1	86	6.0	306	15.3	1013	4.3
Parks and Recreation	1132	5.7	130	9.1	15	0.7	1277	5.5
Community Service	672	3.4	147	10.2	158	7.9	977	4.2
Industrial	1600	8.1	111	7.7	522	26.0	2233	9.6
Public Service	640	3.2	90	6.3	136	6.8	866	3.7
Wild and Forested	740	3.7	0	0.0	0	0.0	740	3.2
<b>TOTAL</b>	<b>19867</b>	<b>100.0</b>	<b>1436</b>	<b>100.0</b>	<b>2004</b>	<b>100.0</b>	<b>23301</b>	<b>100.0</b>

Source: peter j. smith & company, inc. and The Saratoga Associates

#### 4.2.2.1 Residential

##### *Number of Units*

To determine the number of housing units needed in the Town of Lancaster, Village of Lancaster and Village of Depew, an analysis of the existing housing units and the need for additional units was completed. The Greater Buffalo Regional Niagara Transportation Council projected population figures for 2020 were used for the analysis.

The GBNRTC projects the population of the Town could increase to 36,416-45,500 by the year 2020 while the Village of Lancaster population could increase to 12,213 and the Village of Depew population could increase to 17,987. For this analysis, the Town's projected population will be estimated at 40,000 which is approximately the mid-point of the GBNRTC projections. Overall, the region's projected population would be 70,200 residents.

As part of the analysis, the project population was divided by the average household size for the three communities in 1990. According to the 1990 census information, in the Town of Lancaster, the average household size was 2.5 while the Village of Lancaster was 2.4 and the Village of Depew was 2.6. For this analysis, the assumption was made that the household size of 2.5 will remain relatively the same into the year 2020.

The following formula was used to determine the number of residential units that could be required to meet projected population growth in the three communities:

$$\frac{\text{Projected Population}}{\text{Mean Household Size}} = \text{Projected Number of Housing Units}$$

Using this formula, the housing need in 2020 is estimated to be approximately 28,000 units.

According to the 1990 Census information, there were approximately 24,500 housing units in the three communities. Recent building permit activity illustrates that since 1990, there have been approximately 2,000 building permits issued in the Town, 50 in the Village of Lancaster and 70 in the Village of Depew; this is a total of approximately 2,120 new units built in the three communities since 1990.

This illustrates that there are approximately 26,600 housing units in the planning region.

Many of the structures in the two Villages are older and may face demolition in the near future. The total number of housing units in the two Villages in 1990 was 11,777. Assuming a demolition rate of 1% over the next twenty years, approximately 2,300 units could be lost in the two communities. This brings the number of housing units that would exist in 2020 down to 24,300 units.

The projected need is 28,000 over the next twenty years or 3,700 new units by the year 2020.

#### *Rental*

The rental rate for the Town of Lancaster is approximately 28% while the Village of Lancaster is 30% and the Village of Depew is 26%. In Erie County, the rental rate was 33% which is higher than any of the three communities. Each of the three communities should consider developing more rental units to provide a more diverse opportunity for housing in the three communities. These units would be part of the estimated 3,700 new housing units required by the year 2020 and could include senior, affordable and market rate units.

### **Senior Housing**

In the Town and two Villages, there are approximately 230 subsidized senior housing units and there is an extensive waiting list for these units. This is less than 1% of the total housing stock in the three communities. The US Department of Housing and Urban Development offers no standard for the number of senior units that should be available in a community, but they recommend that approximately 10% of seniors should have access to subsidized housing.

The population over the age 65 in the three communities is approximately 8,500. Of the seniors in the three communities, approximately 800 or 9.5% live below poverty level. If subsidized housing were available to 10% of all seniors, 850 should have access to special housing.

Assuming a household size for seniors of approximately 1.1, there should be approximately 775 senior units in the three communities. There would appear to be a need for approximately 545 additional senior housing units in the Town and two Villages; these units should be located in or near the Villages to enable access to the necessary services.

### **Affordable Housing**

The US Department of Housing and Urban Development has a standard definition for affordable housing based on a formula. Current guidelines for eligibility state that the total rent/mortgage payment plus utilities should be no more than 30% of the total gross income.

According to the 1990 census, the median family income in the three communities ranged from \$32,767 in the Town to \$29,618 in the Village of Lancaster and \$30,637 in the Village of Depew. An average of these median incomes is approximately \$31,000.

Median rent for the three communities includes \$323/month in the Town, \$319/month in the Village of Lancaster and \$328/month in Depew. An average rent in the three communities is \$323/month or \$3,880/year. Assuming annual utility payments of approximately \$1,800/year, the housing cost could be estimated at \$5,680/year for a renter. This is approximately 18% of the median income for the three communities.

According to the 1990 census, the monthly owner costs, as a percentage of household income, for those holding a mortgage includes 21% for the Town of Lancaster, 19% for the Village of Lancaster and 18% for the Village of Depew.

These figures would suggest that, overall, housing is affordable in the three communities.

### **Residential Acreage**

To determine the acreage that is required to meet the need of current and future residents in the three communities, a residential acreage analysis was completed. The three communities should encourage conservation density housing provisions to protect open space and agriculture land in the Town. New development should be concentrated in and around the two Villages. The following guidelines are recommended for new residential development:

Single Family Housing	3.2 units/acre
Apartment/Senior Housing	10 units/acre

The previous analysis suggests that there is a need for approximately 3,700 new housing units; 545 of these would be senior housing.

In the Town of Lancaster, there are approximately 1,000 units that are part of approved subdivisions; these units would help meet the projected single family housing need of 3,125 units. Therefore, only 2,155 units of housing would require additional approvals from the Town or Villages; this would require approximately 675 acres of land at a density of 3.2 units/acre.

The following acreages would be necessary to accommodate future residential development into the year 2020:

### Projected Residential Acreage Need – 2020 Town of Lancaster, Village of Lancaster, Village of Depew

Housing Type	Projected Units	Projected Acreage
Single Family	2155	675
Apartment/Senior	545	55
TOTAL	2700	730

Source: peter j. smith & company, inc.

#### 4.2.2.2 Commercial

The amount of commercial land that should be available in each community varies considerably. Changes in land use patterns over the past decade have a great impact on the percentage of land that is designated for commercial use.

Retail malls and plazas include extensive parking lots to meet the needs of their customers. The acreage required for commercial uses seems inflated because of the large amount of space needed for parking areas at these uses.

In 1992, the Planning Advisory Service (PAS) adopted updated land use ratio information for communities. According to this information, approximately 10% of all land in an urban or suburban community could be designated for commercial uses. This percentage has risen from 2% in 1955 to 7% in 1983 to 10% in 1992 because of the changes in commercial land use development.

In 1993, the percentage of land designated as commercial was approximately 4.2% for the region. In comparison, the Town of Cheektowaga had 21% of its land designated as commercial in 1993 based on mapping supplied by the Erie County Water Authority. In the Town of Amherst, commercial land uses accounted for approximately 10% (3,271 acres) of the overall land use according to information obtained from the Town.

## Chapter 350. Zoning

### Article II. Use Regulations

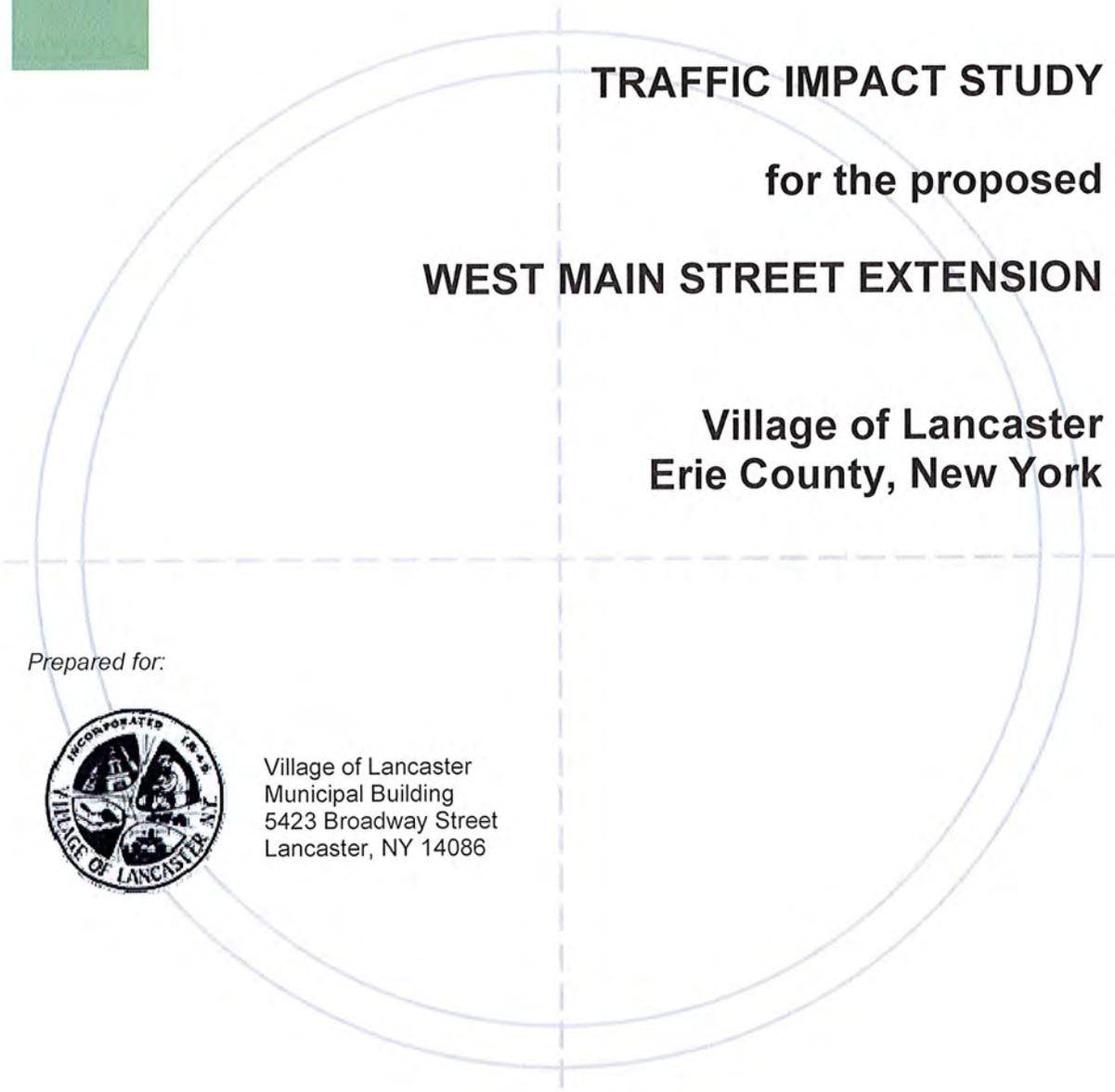
#### § 350-17. Central Business District.

[Added 1-22-2007 by L.L. No. 4-2007]

- A. Description. The Lancaster Central Business District (CBD) is encompassed within the following property lines: Beginning at a point, said point being the intersection of the west line of Aurora Street with the north line of Broadway (Rt. 20); thence westerly along the aforesaid north line a distance of (140.2'±), to a point, said point being the intersection of the rear lot line of property as shown on Village of Lancaster Tax Map 104.19-3-17; thence northerly to a point in the lands shown on the aforesaid map and continuing along those side and rear lot lines of parcels 104.19-3-15, 104.19-3-14 and 104.19-3-13 to a point in the south line of St. John Street; thence, easterly along the aforesaid south line a distance of 180.4'±, to a point, said point being the intersection of the south line of St. John Street with the west line of Aurora Street; thence northerly along the west line of Aurora Street to a point, said point being in the north bank of Cayuga Creek; thence westerly along the aforesaid north bank to the center of Plum Bottom Creek; thence northeasterly along said center line extended to a point in the north line of St. Mary's Street, as now laid out, said point being the intersection of the west line of Aurora Street with the aforesaid north line of St. Mary's Street; thence easterly along the north line of St. Mary's Street extended, to the center line of North Aurora Street, thence northerly along the center line of North Aurora Street to a point, said point being the intersection of the aforesaid line with the center line of St. Joseph Street; thence easterly along the aforesaid center line to a point, said point being the intersection of the center line of St. Joseph Street with the intersection of Central Avenue; thence northerly along the center line of Central Avenue a distance of 150.0'±, to a point; thence easterly at an angle to the right with the aforesaid center line a distance of 165.0'±, along the north line of parcel 2 as shown on Tax Map 104.66 to a point in the aforesaid north line; thence southerly and parallel with the east line of Central Avenue and being a distance of 125.0'±, from said east line to a point in the north line of Pleasant Avenue; thence southerly across Pleasant Avenue to a point in the south line of Pleasant Avenue, said point being distant 94.0'±, from the southeast corner of Central Avenue; thence southerly along the east property line of parcel 1 as shown on the Tax Map 104.74-2-1 to a point in the north line of lands shown as parcel 104.75-2-2; thence easterly and following the rear lot lines of parcels 2,3,4,5,6,7,8 as shown on the Tax Map 104.74 and continuing along aforesaid line as shown on Tax Map 104.75 as parcels 2 and 1; thence southerly along the easterly property lines as shown as parcels 1 and 19, Tax Map 104.74, to the north line of Clark Street; thence continuing southerly across Clark Street to a point, said point being the intersection of the east line of Parcel 4, Tax Map 104.82, with the aforesaid south line; thence southerly along said line and continuing southerly along the easterly parcel of land shown on Tax Map 104.82 as 104.82-2-15 to a point in the north side of Broadway (Rt. 20); thence southerly to the south line of Broadway and westerly to a point, said point being the easterly line of lands shown on Tax Map 104.82 as 104.82-4-12; thence southerly along the east line of those lands as shown on Tax Map 104.82 as 104.82-4-1 and 2; thence westerly and parallel with Colonial Avenue along the southerly property lines of lands shown on Tax Map 104.82-4-1 and 104.82-5-22 to the center line of Cayuga Creek; thence northerly along the center line of Cayuga Creek

to the north side of Broadway (Rt. 20); thence westerly along the aforesaid north line to the point or place of beginning.

- B. Purpose of the Central Business District. It is the intent of these regulations to preserve and enhance the character of the Lancaster CBD by accomplishing the following:
- (1) Developing the Lancaster CBD as a focal point of retail, residential and commercial activity in appropriate and compatible locations.
  - (2) Attracting and maintaining high-quality ground floor retail and commercial uses in the CBD.
  - (3) Promoting a high-profile community gathering space for civic events, festivals and celebrations that attracts residents and visitors to the CBD.
  - (4) Reducing conflicts between pedestrian and vehicular traffic.
  - (5) Minimizing parking problems within the district.
  - (6) Promoting the development of new, physically compatible mixed-use space in the CBD that would offer residential, commercial and retail opportunities.
  - (7) Encouraging local investment in the Lancaster CBD by completing vibrant physical improvements.
  - (8) Creating a secure and safe environment within the CBD.
  - (9) Preserving valuable open space within the district for passive enjoyment.
- C. Establishment of district. To encourage appropriate development throughout the CBD, four specific zones have been designated. These zones include:
- (1) Traditional CBD Zone.
  - (2) New Development Zone.
  - (3) Open Space Zone.
  - (4) High Rise Zone (presently those areas within the CBD designated R-2AH).
- D. Traditional Central Business District Zone.
- (1) Description. The Traditional Central Business District Zone of the Lancaster Central Business District shall be all portions of the Central Business District not otherwise designated as a New Development Zone, Open Space Zone or High Rise Zone.
  - (2) Purpose. The Traditional Central Business District (CBD) Zone is established to preserve and enhance the character and economic viability of existing historic structures located in the CBD. The zone promotes the development of ground-floor retail, second-floor commercial/office/residential and, if applicable, third-/fourth-floor residential development.
  - (3) Permitted uses and structures. Any alterations, enlargements, extensions or change in use in the Traditional CBD Zone are required to go through the site plan review process as outlined in Article VII, § 350-56, of this Code. Proposals for the Traditional Central Business District Zone must be developed in accordance with the provisions of Subsection H, Development and performance standards, to and including Subsection K, Signage.  
[Amended 3-12-2007 by L.L. No. 7-2007]
  - (4) Site plan review uses. Subject to Subsection D(5), Limited uses, and further subject to site plan review, the following uses are permitted:
    - (a) Principal and accessory uses permitted in the C-1 Business Districts.



**TRAFFIC IMPACT STUDY**  
for the proposed  
**WEST MAIN STREET EXTENSION**

**Village of Lancaster  
Erie County, New York**

*Prepared for:*



Village of Lancaster  
Municipal Building  
5423 Broadway Street  
Lancaster, NY 14086

*Prepared by:*



*Locally-owned and Operated since 1933*



3556 LAKESHORE ROAD  
SUITE 500  
BUFFALO, NY 14219-1494  
PHONE: (716) 827-8000  
FAX: (716) 826-7958

14J1-0112

October 2014

## 1.0 EXECUTIVE SUMMARY

As part of redevelopment plans for vacant commercial land located near the former BOCES building and Save A Lot grocery store in the Downtown Business District, the Village of Lancaster proposes to extend West Main Street northwesterly from the area where the street turns south by the NorthPoint Free Will Baptist Church to North Aurora Street. The Village has purchased right-of-way for the street extension and the Town of Lancaster Industrial Development Agency (LIDA) has developed early conceptual plans that call for new 3-story buildings along the street that would contain a combination of retail, office and residential uses. The general area location map is shown in **Figure 1**.

This Traffic Impact Study (TIS) will review the existing and future traffic patterns and levels of services associated with the intersections within the study area, as well as the impacts of new vehicular and pedestrian trips on the surrounding transportation network from the proposed street extension and future development. The TIS includes an analysis of the signalized intersections of Central Avenue and Pleasant Avenue, Pleasant Avenue and North Aurora Street, the un-signalized intersections of Central Avenue and West Main/Clark Streets, and the West Main Street connection to North Aurora Street.

### 1.1 Purpose and Objectives

The purpose of this Study is to evaluate the existing transportation system and future transportation system with West Main Street Extension Project, summarize the findings, evaluate the level of service (LOS) of existing intersections and road segments, and make recommendations to mitigate any identified potentially significant traffic conditions. Analyses performed at the intersections and surrounding transportation system will adhere to practices and procedures utilized by the Institute of Traffic Engineers (ITE), the Manual on Uniform Traffic Control Devices (MUTCD), New York State Department of Transportation (NYSDOT) and the Federal Highway Administration (FHWA).

### 1.2 Summary of Findings

Overall, the comprehensive traffic analysis conducted by our firm demonstrates the existing intersections in the project area are operating at acceptable conditions with the proposed street extension and with the proposed retail/residential development project. We do not recommend a new signal be installed at the new intersection of West Main Street and North Aurora Street as the necessary warrants would not be met as the intersection is projected to operate at an acceptable LOS under un-signalized conditions. With the exception of a few approaches at certain intersections, most intersections analyzed in the study area also continued to operate at acceptable levels of service with the proposed street extension and retail/residential development, and therefore will not require mitigation based on this initial review. Approaches that are operating with unacceptable delays could benefit from minor mitigation measures such as modification to existing signal timings. Once a definitive development plan is proposed for the area along West Main Street this study could be updated to determine whether additional mitigation measures are required.

## **7) Local Support and Capacity to Execute**

The Village of Lancaster has completed work in the CBD in accordance with its downtown revitalization strategic plan since 1998. While the Village has successfully raised over \$2.8 million and created vast downtown improvements using its strategic plan as a guide, the nearly 20 year old plan has become outdated and is in need of updating. As such, the Village is planning to apply for Empire State Development's Strategic Planning program in order to redevelop the CBD strategic plan during the 2016 CFA Round VI.

The Village has assembled a team of experienced officials to oversee all aspects of the Downtown Revitalization Initiative, including all phases of planning and execution. With the Village's long history of successful grants administration, the chosen team will ensure that funds are being used appropriately and in a timely manner to meet all of the goals outlined in the Downtown Revitalization Initiative.

William Cansdale – Superintendent, Village of Lancaster Department of Public Works – Mr. Cansdale has worked for the Village of Lancaster since 1991. He was mayor and oversaw the development of the CBD strategic plan in 1998, as well as the joint comprehensive plan between the Village, the Town of Lancaster, and the Village of Depew. He has supervised the administration of numerous grant awards related to the CBD and the broader Village.

Dawn Robinson – Village of Lancaster Trustee, Enrollment Agent at Argus Accounting (a locally owned Lancaster business) – Ms. Robinson has been a Trustee since 2013 and is overseeing the administration of the most recent TAP grant.

Michael Stegmeier – Village of Lancaster Clerk/Treasurer – Mr. Stegmeier has worked for the Village since 2006. He has overseen the overall administration of two NY Main Street grants, as well as other grants related to the CBD during his tenure.

Due to the numerous economic and livability benefits downtown revitalization would bring to the area and the Western New York Region, the Village of Lancaster has the support of many key community stakeholders. Attached to this application are support letters from the following community members:

Village of Lancaster Board of Trustees Resolution of Support

Senator Patrick Gallivan, NYS Senate 59<sup>th</sup> District

Legislator Ted Morton, Erie County Legislature District 8

Johanna Coleman, Supervisor, Town of Lancaster

James Allein, President, Lancaster Community Development Corporation

John Chmarney, President, The Lancaster Area Chamber of Commerce

Patrick Kaler, President and CEO, Visit Buffalo Niagara

Jamie Phillips, Assistant Superintendent, Lancaster Central School District

Dan Sundell, Owner, Dark Forest Chocolate

David Bondrow, Artistic Director, Lancaster Opera House Theater

Therese Ward, Director, Lancaster Regional Players

Shannon McNichol, Owner, Nichol City Realty

Richard Young, Founder, Performance Advantage Company

James Everett, President, Performance Advantage Company

Walter Przybyl, President, PRZ Technologies

Paul Lista, President, Simply Italiano

Alex Severyn, Director, Stampede Capital Partners

James Allein, Private Citizen, Village of Lancaster

# Village of Lancaster, NY

## Certified Resolution

I, Michael E. Stegmeier, Clerk - Treasurer of the Village of Lancaster in the County of Erie, State of New York, HEREBY CERTIFY AS FOLLOWS:

THAT, the following resolution was moved by Trustee Sugg and seconded by Trustee O'Brien from the Board of Trustees of the Village of Lancaster and was officially adopted on May 23, 2016:

BE IT RESOLVED that the Board of Trustees of the Village of Lancaster hereby supports the Downtown Revitalization Initiative (DRI) as provided through efforts of the NYS Regional Economic Development Councils; and hereby stating that the Village of Lancaster Board of Trustees supports the revitalization of our downtown and commits to the building and implementing of a strategic investment plan including the formation of a local DRI Planning Commission to oversee the plan.

Ayes: Mayor Maute, Trustees O'Brien, Robinson, Schroeder, and Sugg

Nays: -none-

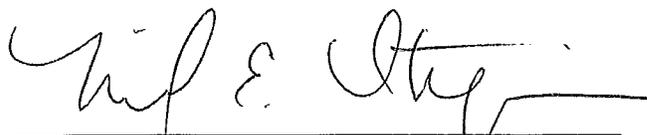
Absent: -none-

Motion Carried.

Adopted Resolution: #2016 - 85

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village, on this 24th day of May 2016



  
Michael E. Stegmeier - Village Clerk - Treasurer

THE SENATE  
STATE OF NEW YORK  
SENATOR PATRICK M. GALLIVAN  
59TH DISTRICT

May 23, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

I enthusiastically endorse the CBD project because the Village of Lancaster residents and the traveling public will benefit by the proposed improvements.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Very Truly Yours,



Patrick M. Gallivan  
59<sup>th</sup> District



## ERIE COUNTY LEGISLATURE

HON. TED MORTON  
LEGISLATOR

May 24, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin,

I'm writing to you in full support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. The funding is crucial to the village's efforts to develop an economically and culturally vibrant business district to serve as a key gathering place for residents.

The Village of Lancaster has been working for years to redevelop the Central Business District (CBD), which at one time was a vibrant area near Central and Broadway. The village's goal is return this area to its former vibrancy while maintaining the village's historic charm. Personally I've seen the hard work the village has done so far in restoring West Main Street in the CBD while working to attract new tenants and residents. The village has done an excellent job with special events in the CBD to help bring a new focus on the area. There is a strong desire from the residents in the village to see this area thriving once again and I'm 100% committed to doing anything I can to help make this a reality. This funding will have a major impact in making this dream a reality.

Thank you again for your interest in the issue, please call me at (716) 858-8856 if I can be of assistance in the matter.

Sincerely,

Ted Morton  
Erie County Legislator  
8<sup>th</sup> District

May 24, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As Lancaster Town Supervisor I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Sincerely,  
OFFICE OF THE SUPERVISOR

Johanna M. Coleman,  
Supervisor



**The Community Development Corporation**  
Village of Lancaster  
10 West Main Street, Lancaster, New York 14086

*Dedicated to a Strong and Vibrant Village*

May 24, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Re: Downtown Revitalization Initiative

Dear Mr. Schoepflin:

As President of the Community Development Corporation of the Village of Lancaster I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

The Community Development Corporation, along with the Village, has long dedicated itself to redeveloping the CBD; however, efforts have been slow due to a lack of dedicated financing. As a community which has limited tax-based growth potential, annual budget concerns are used for maintaining the village infrastructure with little funding left for development. Realization of the Downtown Revitalization Initiative would allow the Village of Lancaster to take its place once again as a vibrant "go to" community for shopping, recreation, events, and cultural activities attractive to businesses and individuals throughout Western New York.

Thank you for your consideration of this request.

Very truly yours,

James B. Allein, President  
Community Development Corp.



## The Lancaster Area Chamber of Commerce

“Connecting People, Ideas and Resources”

May 26, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

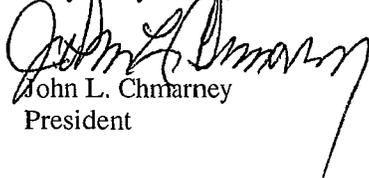
As President of The Lancaster Area Chamber of Commerce, I am pleased to write this letter in support of the Village of Lancaster’s application for the WNY Regional Economic Development Council’s Downtown Revitalization Initiative. Funding from this initiative will enable the Village to accelerate work already in initial planning stages but stalled without the funds to move forward. Our vision includes an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once the communal gathering space for visitors and Village residents located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

We recognize the importance of a village center in providing a strong identity for our citizens and business community. We also recognize the tremendous history that exists here in Lancaster going back to the late 1700’s. We have the raw materials to make Lancaster something truly special again. We just need funding help to get things moving forward. Both quality of life for our residents, more jobs and an influx of tourism dollars for our merchants will result. Our Lancaster Area Chamber of Commerce pledges its full support in rallying the community behind this initiative and in bringing the necessary private sector leadership and skills to make this effort successful.

Thank you for your consideration of this request.

Very Truly Yours,

  
John L. Chmarney  
President



May 31, 2016

Mr. Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As President and CEO of Visit Buffalo Niagara, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses, residents and visitors to the Western New York area.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Patrick J. Kaler". The signature is written in a cursive style.

Patrick J. Kaler  
President and CEO



## *Lancaster Central School District*

---

*Business Office  
177 Central Avenue  
Lancaster, NY 14086  
Phone: 716 686-3212  
jphillips@lancasterschools.org*

*Jamie L. Phillips  
Assistant Superintendent  
for Business and Support Services*

May 20, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As Assistant Superintendent of Lancaster Schools, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

We appreciate the Village's aspirations to revitalize the downtown area. Aside from attracting future residents to the area, this space could possibly offer new opportunities for our renowned music and arts programs to showcase their talents and internships for our Academy students. The cultural centers could provide the opportunity for field trips to support curriculum and the gathering spaces would create a new place for our community's students and families to gather. Lancaster Central School District supports the Village's efforts 100%.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of their request.

Sincerely,



Jamie L. Phillips  
Assistant Superintendent



**Dark Forest  
Chocolate Makers**

11 West Main Street  
Lancaster, NY 14086  
darkforestchocolate.com

June 1, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As the owner of Dark Forest Chocolate, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

I feel that the Village of Lancaster is in a strong position to benefit from the Downtown Revitalization initiative. As the owner of a retail business located in the heart of the Village, our customers frequently reminisce about the vitality that the Village had years ago. And they often ask about the status of revitalization efforts hoping that something is being done to create a more vibrant Village. As the state's support of Buffalo pays off with jobs and private investment, Lancaster is poised to benefit as well, provided that we can create a downtown with enough appeal to attract the new residents that will be moving into the area.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Very Truly Yours,

Dan Sundell  
Owner - Dark Forest Chocolate



05/18/2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As Artistic Director of the Lancaster Opera House, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

The Lancaster Opera House attracts over 30,000 guests each season at approximately 135 performances. While proud of these statistics, we welcome the potential for continued audience growth. A revitalized downtown full of shops, restaurants and the like, will complete the guest experience and solidify the Opera House as a destination for cultural tourism.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Sincerely,

David Bondrow  
Artistic Director

Immediate Past President  
Theatre Alliance of Buffalo

David Bondrow  
*Artistic Director*

**Board of Trustees**

John Trojanowsky  
*President*

Linda Koziol  
*Vice-President*

Kenneth Graber, Esq.  
*Treasurer*

Maryellen Kay  
*Secretary*

Deny Adelman  
James Allein  
Nancy Farrell  
Christopher Guck  
Nancy Mariani  
Chasity Salvatore  
Ursula Schifferle  
Linda VanNortwick  
Mildred Whittaker

87 Central Ave.  
Lancaster NY 14086

May 31, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

The Lancaster Regional Players are pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

As a Community group of actors and actresses we depend on the growing community in Lancaster to support our trade and enjoy our productions. With the anticipated growth of the area the Players are hopeful of increasing their presence in the art scene in Western New York and make it a destination performance center.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Very Truly Yours,

Therese Ward



42 Aurora Street, Lancaster NY 14086  
NicholCity@live.com

May 25, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As Owner of Nichol City Realty and resident of the Village of Lancaster, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

As a business owner within Lancaster Village whose building is walking distance to the Central Business District, I view this project as paramount to not only the community, but surrounding businesses. Local development helps us to thrive as small business owners. Grass roots marketing and business to business relationships help build upon the culture foundation of community.

Lastly and most importantly, as a mother of three boys who all reside within the Village, I am proud of the growing strength of our community and feel very fortunate to be apart of it.

Thank you for your consideration of this request.

Very Truly Yours,

Shannon McNichol  
Licensed Real Estate Broker  
Nichol City Realty



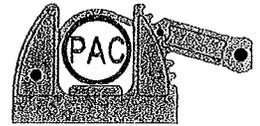
# PERFORMANCE ADVANTAGE COMPANY

10 CENTRAL AVE., LANCASTER, NEW YORK 14086

Shipping Address: 1 Pac Way, Lancaster, NY 14086

Phone Toll Free: 1-888-514-0083 Fax Toll Free: 1-877-741-9206

Email: [info@pactoolmounts.com](mailto:info@pactoolmounts.com) Web Site: [www.pactoolmounts.com](http://www.pactoolmounts.com)



May 24, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, N.Y. 14203

Dear Mr. Schoepflin,

The Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative award is extremely important to consider.

Fires have plagued the village for years and on numerous occasions have engulfed structures that were built on narrow lots of highly combustible materials available 100 years ago and of such design that repairs were often not possible.

Revitalization deals with difficult flood plain limitations, irregular land scape, and parking difficulties. Plans have been proposed to solve these problems but it has been difficult to find a developer who would be willing to tackle the list of problems.

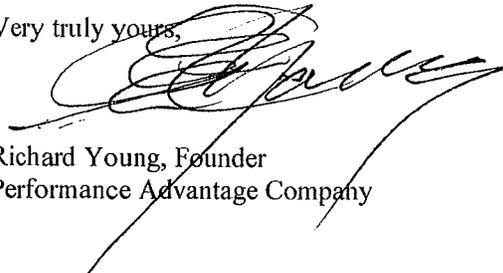
The facts seem to be that these problems can be solved but the investment in design is very significant. When we consider that new housing developments in the town amount to many thousands of people who would benefit from a revitalized Village Business Center it is clear that a priority should be to invest in planning.

Without a doubt, a grant to allow for establishing a redevelopment program would be the way to stimulate regrowth that truly is very much needed.

At one time Lancaster was the most important shopping center between Buffalo and Batavia. The result was crowded buildings to hold the multitude of businesses required to meet shopper's needs. As stated numerous fires coupled with limited parking proved to be deadly. Shopping malls arrived on the scene at the time Lancaster was suffering from a disastrous fire that resulted in an URBAN RENEWAL plan poorly conceived.

Now, some big problems resulting from URBAN RENEWAL need correcting. Your consideration of our needs is most important.

Very truly yours,

  
Richard Young, Founder  
Performance Advantage Company



# PERFORMANCE ADVANTAGE COMPANY

10 CENTRAL AVE., LANCASTER, NEW YORK 14086

Shipping Address: 1 Pac Way, Lancaster, NY 14086

Phone Toll Free: 1-888-514-0083 Fax Toll Free: 1-877-741-9206

Email: [info@pactoolmounts.com](mailto:info@pactoolmounts.com) Web Site: [www.pactoolmounts.com](http://www.pactoolmounts.com)



May 20, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

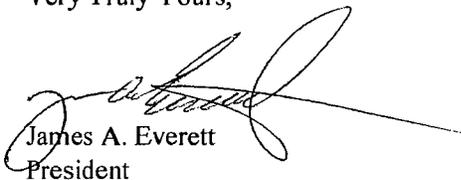
As President of the Performance Advantage Company, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

Our company, as both a business and a property owner in the CBD, believes strongly in the potential of our Village to return to the vibrancy it realized years ago. In response to this belief, our company has invested hundreds of thousands of dollars in recent years for improvements and enhancements of both our property and our building that we believe has made Performance Advantage Company one of the cornerstones for redevelopment in the Village of Lancaster. Our support of this Revitalization Initiative comes from our full support of the Village and its CBD residents, in their efforts to bring the Downtown of our Village, and in fact the center of our beautiful Town, back on the path of success for business's as well as for improving the overall quality of life for its residents

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Very Truly Yours,



James A. Everett  
President

**5490 Broadway  
P.O. Box 369  
Lancaster, NY 14086  
PH: 716.683.1300  
FAX: 716.683.1366**



May 31, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As President and Owner of PRZ Technologies, Inc, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

PRZ Technologies, Inc., located at 5490 Broadway, about one block from the heart of the business district, is located in a beautiful historic building, designed by E.B Green, built in 1927 as a Chevrolet/Buick car dealership. PRZ purchased the building in 1999, and over the next two years did a complete renovation to this historic property. Sixty tons of debris were removed from the 24,000 sq. ft. building, and the property was brought back to life, keeping all the detail and feel of the original. In 2001, PRZ was established as a full time business – starting with three employees, including myself, it has since grown to 34+ employees. PRZ and its employees as well as their families often take part in the Village activities. All of us at PRZ can appreciate the having a wonderful downtown.

5490 Broadway  
P.O. Box 369  
Lancaster, NY 14086  
PH: 716.683.1300  
FAX: 716.683.1366



The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Very Truly Yours,

A handwritten signature in black ink that reads 'Walter M. Przybyl Jr.'.

Walter M. Przybyl Jr.

President

*Simply Italiano*  
Lancaster, NY

May 20, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As President of Simply Italiano, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on small businesses, affordable housing, cultural centers, and open spaces that appeal to current residents and to draw visitors to the historic charm of the Village.

My wife and I have personally invested in the rehabilitation and restoration of two historic buildings in the Village at the end of the business district. One of the buildings built in 1870 houses our Italian import shop and the other built in 1850 is a women's clothing boutique. We view the revitalization project initiative as vital to continue building on the momentum to re-establish the Village of Lancaster as a destination point in Western New York.

Thank you for your time and consideration,

Respectfully,

*Paul Lista*

Paul Lista  
President, Simply Italiano, Inc.



43 Central Ave.  
Lancaster, NY 14086

May 25, 2016

Christopher Schoepflin, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, NY 14203

Dear Mr. Schoepflin:

As Vice President of Stampede Capital Partners, I am pleased to write this letter in support of the Village of Lancaster's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This application will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is a sustainable and vibrant gathering space for residents and visitors for generations to come.

During the last two decades the Village has been dedicated to redeveloping the Central Business District (CBD), which was once a vibrant communal gathering space for Village residents and visitors located near Central Avenue and Broadway. The goal of the downtown revitalization plan is to return the CBD to a community gathering space, focused on businesses, affordable housing, cultural centers, and open spaces that appeal to current residents, as well as visitors, recent college graduates, and young families, without losing the historic charm of the Village.

The village of Lancaster has needed a downtown revitalization for some time now. There hasn't been a central community feel to the village since the great fire of 1894. Lancaster has always been home to me and is now also home to our business headquarters. It is a growing town and therefore the beautiful, federally-historic village should also be developing to meet and exceed the needs and wants of current and future residents. With the city of Buffalo growing and revitalizing there are more people in Lancaster than ever before. This influx of residents to the surrounding areas puts the Village of Lancaster in a prime location to provide a cultural community center. New and existing residents alike will find a renewed sense of love for their village.

Locating our business headquarters in a federally-historic village building and restoring its grander, has led me to personally see the opportunity for revitalization in the village. Our team, Stampede Capital Partners, pledges to see the project through to completion as sole developer of the land. Our team is committed to seeing the Village of Lancaster become a prosperous place for small businesses and an enjoyable place for residents and visitors.

The Village of Lancaster Downtown Revitalization Initiative will promote a vibrant and diverse downtown community attractive to businesses and individuals throughout Western New York. Thank you for your consideration of this request.

Very Truly Yours,

Alex W. Severyn  
Director

**James B. Allein**  
**99 Court Street**  
**Lancaster, New York 14086**  
*(716) 684-8506 e-mail: [archivist1a@juno.com](mailto:archivist1a@juno.com)*

May 25, 2016

Christopher Schoepflin,, Regional Director  
WNY Empire State Development  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Dear Mr. Schoepflin,

As a private citizen who has spent his entire 70+ years in the Village of Lancaster I am pleased to write this letter in support of the Village's application for the WNY Regional Economic Development Council's Downtown Revitalization Initiative. This initiative will enable the Village to realize its vision of developing an economically and culturally robust downtown business district that is sustainable and vibrant space for residents and visitors alike.

I can remember when the village was the "go to" location with its many stores, restaurants, and cultural/leisure centers. Whether it was stopping for a soda after school, purchasing a new suit, buying baked goods, or going the movie theater, the village central business district was the place to go and to be!

After a disastrous fire destroyed much of the West Main business area in 1961 the business district was not able to recover. That, coupled with the emergence of shopping malls, caused business owners to close their doors as shoppers and patrons sought other the larger stores. A futile attempt to recover was made in the early seventies with the building of our own big box store, Harvest the Best, which made our main business street a dead end street; eighteen months later the store owners declared bankruptcy and left an empty building. That building, over the years, has become a tax exempt structure owned by a not-for-profit corporation of the Village of Lancaster.

The citizenry of Lancaster are longing to be able to walk the business district to visit the shops, patronize restaurants, visit the Opera House, and watch the outdoor entertainers. "It will never happen!" old timers say. But it can happen if the funding can be put into place to systematically and purposefully bring about a vital and sustainable business district. The Revitalization Initiative will allow this to take place and return the Village to an exciting center of shopping, playing, and attending cultural events. It needs to happen!!

The good old days cannot be brought back; I know that. But we can make the present time exciting so it can be looked back upon with a "those were good days!" thinking twenty or thirty years from now if we have the where-with-all to do it.

Thank you for your time and consideration.

Sincerely,

James B. Allein