

**Minutes for the October 6th 2010 meeting of
The Village of Lancaster Community Development Corporation**

At 8:02 am on the morning of October 6th 2010, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC in the second floor board room of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Vice President Richard Young, Secretary Craig McRae, and Directors Bob Giza, Linda Mallia and Matt Walter. Consultants Mark Aquino and Stanley Keysa attended, as did Engineer William Schutt, Erie County Director of Business Assistance Ken Swanekamp, EC Director of Industrial Assistance Chris Pawenski, Broadway Deli owner Michelle Thuerck, LACC President Megan Burns-Moran, Anne Jordan and Brian Schreiner.

Jeff thanked Michelle Thuerck for bringing the coffee and bakeries for the meeting. He then introduced William Schutt and asked about his study of the feasibility of dividing the LVP Complex (also known as the BOCES building, 10 Aurora or 11 West Main Street.)

Schutt began by putting up two exhibits, one showing the conceptual extension of West Main Street and the other the leasing plan for the LVP Complex (copies attached). He said that his office had looked at 14 issues, including where it would be convenient to break off the remaining portion of the building and also the feasibility of adding another story on the portion to remain along the north side of West Main Street (hereinafter called "WMS").

Addressing the last issue first, Schutt said that a third story is possible, but at a cost that may not make it feasible. He pointed out that the footers and columns were designed for the existing building, and adding a floor would require adding columns and footers to support additional weight. The existing roof is not designed to carry a live floor load, and would need to be replaced with a heavier structure. As well as adding a new roof, all utilities would need to be replaced. He did say that what is now in place remains viable.

Schutt said that it is necessary to keep the existing utility entry point (in the angled section between the two wings) in place if any portion of the building is to remain.

His office has looked at four potential division lines for the lower structure, all based on the existing line of columns. The first is roughly in line with the present WMS curb line as extended, and therefore not feasible. The second is 20 feet to the north, placing it about 10 feet north of the retaining wall for WMS. This might be too close, considering the room needed to construct the retaining wall for WMS. The third line is 30 feet from the retaining wall, while the fourth line coincides with the south line of the Save-A-Lot grocery store (hereinafter called "SAL").

The difficulty is that it will be necessary to dig down at least four feet below grade to install footers below the frost line and then a masonry wall above the footers with insulation. The question is whether there is a use for the intervening space. SAL could

remain as could the two story portion along the north side of WMS with space below.

The existing electrical room poses a difficulty in that it is the location of the primary electrical panel which is owned by NYSEG. Bill said it is feasible to move the panel, but it may not be cost-effective. He is awaiting a response from NYSEG in order to finish his written report. Schutt said that the rest of the building can continue to be used as is with usual maintenance.

Mark Aquino then pointed out to those present the location of the various tenants on the diagram of the building. Breaking at the SAL wall would create space for a 50 foot deep space along the extended WMS to build new stores.

Addressing a question about changing the façade of the existing portion fronting on WMS, Schutt thought that would be expensive, given the stated desire to demolish the balance of the building once the SAL lease and its extensions end. He said his staff had looked at the roof, and it was in surprisingly good condition, but already beyond its expected life. He also said that, when the building is fully demolished, that is the time to redo all electrical services.

Responding to another question, he said there would be a drop of approximately 12 feet from street level to the lower grade following demolition.. The street reconstruction will construct a retaining wall which will be capped with some sort of fencing. Potentially, the retaining wall will be useable as part of the foundations of any new building.

Going on, Bill said that breaking at the SAL line was potentially cheaper, as it would provide more space for heavy equipment to maneuver. And would provide a "build-ready" site. At this point, Stan Keysa suggested that it might be advisable to add a new entrance for SAL facing the northwest, with internal ramps. This would focus the shoppers on underused parking towards Pleasant Avenue West, while addressing the safety of the outside slope to the existing SAL entrance.

Bob Giza asked what the cost might be, noting that the federal HUD funds are only expected to be \$300,000. Schutt answered that he is trying to refine the costs. Both Stan Keysa and Chris Pawenski indicated it will be necessary to plan phases of work and seek funding for each phase. Ken Swanekamp noted that discussions started on demolishing the Spaulding Fiber plant in the City of Tonawanda nearly fifteen years ago, and that the grass is being planted now. Over that period, funds were obtained from many public and private sources, each doing a piece of the work. The LVP Complex is similarly complicated.

Jeff asked Bill Schutt when he could expect an estimate of cost from Schutt. Bill replied that it should be about two weeks after NYSEG responds to him, and that NYSEG thought it needed another week.

Stan Keysa reported that he had worked with the staff at WSA to find and reprint floor

plan schematics prepared in May, 2004 which are being attached to the minutes. He also said he had found in his files the original report from Chopra Lee laboratories that found no asbestos in multiple samples taken from the roof about the same time.

Dick Young asked if Schutt was preparing an estimate of the cost to extend the utilities. Bill replied that those estimates were part of the estimate of constructing the street provided to the Village Board.

Chris Pawenski reported that the contract between the Village and the County had cleared the County Attorney's office and he expected the County Executive would sign it shortly. He also said he was preparing an request for proposals ("RFP") for engineering services and expected it to be available for review at the next committee meeting.

Ken Swanekamp said the next working group meeting is scheduled for Wednesday, October 20th at 2pm. Further discussion followed on the roof life. Schutt left at 8:37 am.

Jeff Stribing then directed the agenda to discussion of the proposed farmers market. He said materials are being prepared by Ann Jordan. He had been asked at an earlier meeting to put together a working committee, and had invited Michelle Czech (a resident of St. John Street), Grace Miller (from the Historic District Commission) and Michelle Thuerck (from Lancaster's Broadway Deli). He said they had been meeting and had discussions with interim DPW Superintendent Rich Marino, as well as with Dick Young (of Performance Advantage Company) and with Linda Mallia (President of Hunt Mortgage corporation), as both companies have access and parking off of PAC Way, the ramp and path from West Main Street to Broadway.

Anne Jordan said he wants to try initially for weekends only, to check out the extent of popularity and traffic. With Brian Schreiner, they had measured the distance from the guardrail along Cayuga Creek to the corner of LVP Complex and found it to be about 200 feet. They are proposing a 10 foot wide walkway along the guardrail, then 20feet for vendors, with another 20 walkway behind the stands, and another row of stands. That still leaves a considerable distance to the LVP Complex. The DPW has already striped the edges of the drive path from the WMS ramp to Broadway. Save-A-Lot has requested that they have space for 32 cars, and would like that marked on the pavement. Stan Keysa suggested that the bases of the lights also be painted international yellow.

At 8:15 am, Craig McRae left the meeting.

Ann Jordan said she would like to start about May5th and run thru October 31st. To do that, they will need to begin advertising shortly, and planned a piece in conjunction with local merchants.

Michelle Thuerck said she thinks it is a great idea, and noted that every special event impacts sales positively. The recent auto show doubled sales at the deli. Ann Jordan said the promoters would plan to do publicity, including a special web site, in advance. She

said that Dunn Tire Park was OK, but not the best location, as attendees were there to watch the show and not to shop. She said business was great for about an hour, and then virtually nothing after. Even overnight events had minimal attendance and impact.

Stan Keysa noted that portions of the site were owned by the Village and tried to clarify the areas to be used. Jeff Stribing said he was following up with the Village Board to get approval. Stan asked that he ask also about the agreement between the Village and the VLCDC regarding maintenance of the parking lots.

Jeff then asked Megan Burns-Moran to report on the "Celebrate Central Avenue" event planned for Wednesday, October 13th from 4:30 pm to 7 pm. The event will start at the LACC offices at 37 Central, with attendees learning more about both the LACC and the VLCDC. She is hoping for media coverage, and has invited a number of public officials, the architect and contractors. Attendees will then visit various participating stores and the new addition to the Lancaster Town Hall. Food is being provided by Matt Dombrowski of Magruders.

Jeff reviewed the status of the NYS Main Street grant project, saying all but two stores had all their paperwork in.

Regarding a question about what was happening to the former Lindy's restaurant at the northeast corner of Central and Pleasant Avenue, Jeff reported that it was in the process of demolition ordered by the Village Board. Regarding a question regarding the former funeral home at the southwest corner of Central and St. Joseph Street, Jeff said Ed Church had the property up for sale, and he thought someone was considering it for an office. Discussion of other businesses followed.

Linda Mallia left at 9:12 am.

At 9:14 am, Matt Walter moved to adjourn; his motion was seconded by Bob Giza and unanimously approved. The vote was as follows:

Bob Giza	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

Respectfully submitted,

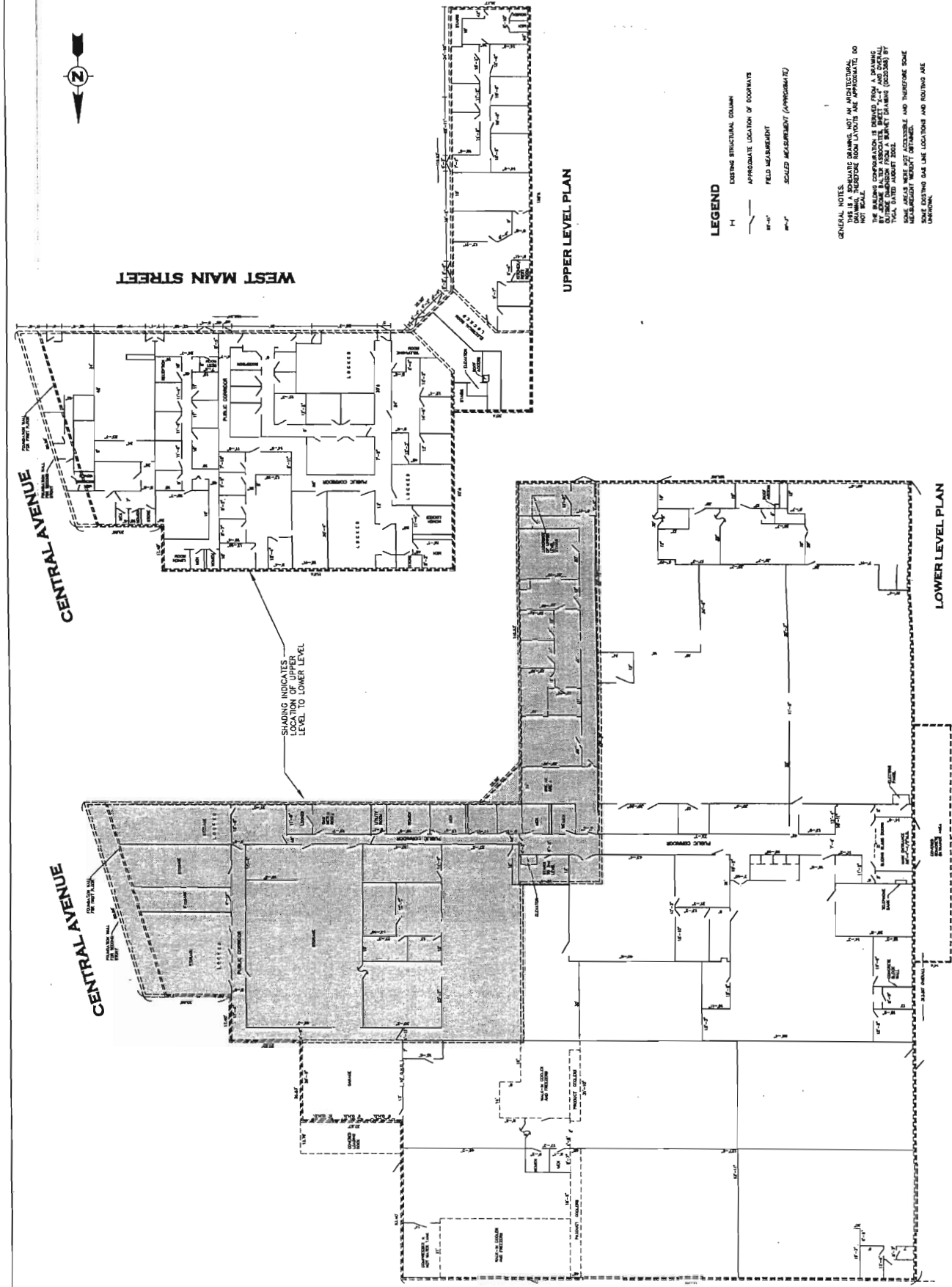

Craigg McRae, Secretary

VILLAGE OF LANCASTER COMMUNITY
DEVELOPMENT CORPORATION
NO. 11 WEST MAIN STREET
LANCASTER, NEW YORK 14086
SCHEMATIC FLOOR PLAN

LEWIS ENGINEERS
INCORPORATED
100 WEST MAIN STREET
LANCASTER, NEW YORK 14086
TEL: 315-733-1111
WWW.LEWIS-ENGINEERS.COM

DESIGNED BY:	ENR
CHECKED BY:	ENR
DATE:	MAY 2004
PROJECT:	WBA PROJECT NO. 04086
DESCRIPTION:	SCHEMATIC FLOOR PLAN

NO.	DATE	DESCRIPTION



LEGEND

- DISTINGUISH STRUCTURAL COLUMN
- APPROXIMATE LOCATION OF CORNERS
- FIELD MEASUREMENT
- SCALED MEASUREMENT (APPROXIMATE)

GENERAL NOTES:
THIS IS A SCHEMATIC DRAWING, NOT AN ARCHITECTURAL DRAWING. THEREFORE ROOM LAYOUTS ARE APPROXIMATE, DO NOT SCALE.
THE BUILDING CORPORATION IS DERIVED FROM A DRAWING BY JAMES HALLER ASSOCIATES, INC. (JHA) DATED 11/11/03. THE JHA DRAWING IS A SCHEMATIC DRAWING (AS SHOWN IN THE TITLE BLOCK) AND THEREFORE SOME ROOMS MAY NOT BE ACCURATE AND THEREFORE SOME ROOMS MAY NOT BE AVAILABLE AND THEREFORE SOME ROOMS MAY NOT BE AVAILABLE AND THEREFORE SOME ROOMS MAY NOT BE AVAILABLE AND THEREFORE SOME ROOMS MAY NOT BE AVAILABLE.



WEST MAIN STREET

CENTRAL AVENUE

CENTRAL AVENUE

UPPER LEVEL PLAN

LOWER LEVEL PLAN

SHADING INDICATES LOCATION OF UPPER LEVEL TO LOWER LEVEL