

Lancaster Historic Preservation Commission
Lancaster, New York

MEETING MINUTES:
September 10, 2014

I. Attendance / Call to Order

The meeting was called to order at 7:30 PM by Chairman Meyer.

Board Members

Meyer, M., (Chair)	<u> x </u>
Campbell, S. (Vice Chair)	<u> x </u>
Keefe, J., Esq.	<u> x </u>
McNichol, S.	<u> x </u>
Mikula, E.	<u> x </u>
Allein, J. (Ad-Hoc)	<u> x </u>

Alternates

Secretary

Eckert, E x

Liaisons

McNichol, R. exc (Vill. Code Enforc.)

Roll call indicated that five (5) voting members were present and a quorum existed.

II. Public Hearings

A. 11 W. Main St. – Matt Murphy: New storefront. Mr. Murphy presented the board with a rendering of his proposed storefront at 11 W. Main St. He is trying to follow suit with the look of the businesses on Central Ave. Mr. Murphy wants to add an awning over the storefront with a gooseneck-lit sign above the awning on the building. Mr. Murphy will check with Village Clerk Treasurer Michael Stegmeier regarding the possibility of receiving matching funds from a Village program. The Board likes the rendering and will vote on a CoA when Mr. Murphy returns.

B. 63 Central Ave. – Art Lazazzero : New signage. Mr. Lazazzero was not present. E. Eckert presented the board with the images Mr. Lazazzero provided via e-mail. The new design of the existing sign on the north side of the building will now have a 2” black border and reduced word “tint”.

MOTION: S. McNichol moves to approve. Second by J. Keefe.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

C. 63 Central Ave. – Art Lazazzero: Signage. Mr. Lazazzero was not present. E. Eckert presented the board with the images Mr. Lazazzero provided via e-mail. Mr. Lazazzero is interested in putting a “mural” on the north windows on the side of his building for security reasons. The HPC provided him with some images of the village to work with. M. Meyer

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suggests removing the panel on the furthest right. The Board would like the text to read “Welcome to the Historic Village of Lancaster” and use just 1 Village of Lancaster Seal. The Board would like Mr. Lazazzero to return with a CoA Application specifically for the “mural” on the side of his building and a CoA application for the vinyl letter on the front window of the building.

III. Approval of meeting minutes

A. August 13, 2014 (Regular Meeting). S. Campbell clarified that for the hearing of 63 Central Ave., she stated that the sign should be a dark background with light lettering “per Village Code.”

MOTION: M. Meyer to approve with the changes as written. Second by S. McNichol.

MOTION APPROVED: In a vote of four (5) ayes to zero (0) nays.

IV. Administrative Matters

A. Public Comment on Matters of Interest:

1.) New property issues:

- a. **85 Central Ave.:** S. McNichol stated that the property has been painted on the exterior and has a new front door. No CoA has been approved for this work. E. Eckert will reach out to the property owner.

2.) Ongoing Property issues:

- a. **1 Central Ave (former Sunoco Station):** Business tenant has vacated the property; property is for lease. *No update.*
- b. **5346 Broadway (Wally’s Auto Shop):** National Register eligible property for sale. *No update.*
- c. **5437 Broadway (Depew Lancaster Moose Lodge):** *No update.*
- d. **5513 Broadway (former Memory’s Restaurant):** The building has been boarded up for some time. Code Enforcement is currently working to find out about the status of the building.

MOTION: J. Keefe moves to recommend to the Building Inspector he review the violations at 5513 Broadway and cite the owner as they exist. Second by M. Meyer.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

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B. Communications/Reports:

- a. **State Historic Preservation Office:** M. Meyer and Mayor Paul Maute have sent letters of support to the State Historic Preservation Office regarding the current National Register Nomination of the Central Ave. Historic District.

C. Treasurer's Report: (No Report)

V. Old Business:

- A. National Register Nomination – Central Ave.:** The SHPO Board will review the Central Ave. Historic District nomination tomorrow (September 11, 2014).

UPDATE: The Board did approve the nomination and it will now be sent to the National Parks Service for National Register Review.

- B. 5513 Broadway (former Memory's Restaurant):** The building has been boarded up for some time. Code Enforcement is currently working with the owner on the violations at the property.
- C. New Members:** Village Attorney Arthur Herdzik is investigating the possibility of making J. Allein a full voting member due to the potential conflict of J. Allein residing on two different village boards.
- D. 5461 Broadway (Lancaster Presbyterian Church):** Previously approved CoA from Dec. 2012 is expired. M. Meyer will be in contact with the owner to find the status of the project.

VI. New Business:

- A. Local Historic Preservation Commission Meeting:** In November there is planned a joint HPC meeting with the Historic Preservation Commissions of Clarence, Williamsville, Amherst and Lancaster. More information to follow.
- B. National Register Nomination – Broadway:** There are several tasks that the HPC needs to complete for the potential Broadway National Historic District. M. Stegmeier in the Clerk Treasurers Office will research the owners information for the addresses provided in the list from Clinton Brown Company Architects. SHPO will notify the owners of the survey and nomination. E. Eckert will submit a proposal for the photo requirements for the nomination.

VI. Next Meeting: October 8, 2014 at 7:30pm

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VII. Adjourn: at 8:50 PM

MOTION: to close the meeting by J. Keefe. Second by E. Mikula.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

Respectfully submitted,

Emma Eckert, Secretary