

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of April 14, 2004**

Attendance:

James Keysa
Ronald Batt
Jean Brunea
Jan Pecqueur
Joseph Giallanza
Michael Meyer
Ann Karb
Jeff Simme

Excused:

William Harnack

HEARINGS:

A. Peter and Sandra Gubala – 5608 Broadway – Replace existing garage with 30 x 50 ft. pole barn.

The property owners appeared before the Board and provided a manufacturer's rendering of the proposed garage, a map of their property, and photographs of the current garage and property next door. They indicated the garage would be used for storage only, and that the house on the property dates from about 1900. It was the general consensus of Board members that the proposed garage is too large and the design would not fit with the architecture in the district and that there was a decided clash between designs from the turn of the 20th century to the turn of the 21st century. Ron Batt explained to Mr. and Mrs. Gubala that the goal of the Historic District is to maintain architectural integrity and he suggested the façade might be altered to give the appearance of a more traditional building. Joseph Giallanza proposed that a cupola or a possible enhancement on the front of the garage would improve the appearance and he made a sketch of the type of alteration he was suggesting.

Board members agreed they would like to view the property on site and decided they would meet there at 7 o'clock on May 12, directly preceding the next monthly meeting. After viewing the site, the plan would be discussed in detail at the meeting and a decision reached.

With reference to the removal of the present garage, which is in an advanced state of deterioration, a motion was made by Joseph Giallanza to permit its removal by the owners. The motion received a second from Jean Brunea and was approved by the Board.

B. Vincent and Cassandra Marino – 5600 Broadway – Enlarge parking area. Signage.

Mrs. Marino requested postponement of her hearing because she was not ready to make her presentation to the Board.

C. Kevin Arndt – 11 West Main Street – Signage.

Mr. Arndt is in the process of preparing a new sign for his business and, although he had expressed interest in attending this meeting, he was not in attendance.

D. David L. DelCarlo dba Frosty's – 5500 Broadway – Signage.

Mr. DelCarlo attended the meeting and presented the Board with a petition for approval of a sign in front of his ice cream shop, stating the original sign had blown down during a winter storm. At that time, Mr. DelCarlo installed a back-lit sign approximately 4 x 8 feet in size which he wishes to retain, but also plans to reinstall the original sign above it. He said that he would be willing to light it from the ground up rather than having it back-lit. The Board was unanimous in its disapproval of the sign which is currently there, which has no aesthetic

appeal and is much too large and billboard-like, and would definitely not approve the addition of another sign above it. Since this building is on the National Registry, it is particularly important that signage be appropriate for the site. Ron Batt explained to Mr. DelCarlo that Route 20 is the first transnational highway, with buildings along it dating from 1830 to 1950, and that our goal is to attract more tourists to this area by preserving the historical ambiance through the Village.

The Board suggested that Mr. DelCarlo consult a signmaker and develop an idea more in keeping with the goals of the Historic District. Joseph Giallanza advised him that money invested in a new sign would be well spent and would be of substantial benefit to his business. Mr. DelCarlo agreed to get a proposal from a signmaker and bring it to James Keysa's office before our next monthly meeting on May 12. At that meeting, the Board will again address the issue and, hopefully, be in a position to make a decision.

In defense of the appearance of his property, Mr. DelCarlo incidentally mentioned the neglected property across the street from his business (former Memory's restaurant). The Board concurred with his assessment, and Jeff Simme acknowledged that he is still attempting to improve this situation but his legal ability to do so is limited.

Minutes of Previous Meeting:

The minutes from the meeting of March 10, 2004, were distributed and read. There were no additions or corrections noted. Motion to approve the minutes was made by Jan Pecqueur; second by Ron Batt. Minutes approved.

OLD BUSINESS:

(A) Broadway Status Report:

The issue of the municipal parking lot was again raised by committee members. It had originally been planned by the Village to stripe the lot, improve lighting and provide plantings. A new storage garage was also to have been placed on the property. It was noted that once the DOT completed their work, nothing more was done by the Village due to lack of funding.

(B) Central Avenue Status Report:

This project is essentially complete and there was nothing to report.

(C) Notices to Property Owners:

A meeting was scheduled at Jim Keysa's office for 7:30 p.m. on April 26 to finalize this project. All that remains to be done is to apply the address labels and stamps to the approximately 200 envelopes and they will then be ready to mail.

(D) Tree Ordinance:

Jeff Simme reported that he has not yet presented our Tree Ordinance to the Village Board for approval but will do so at the next meeting. Once this approval is received, the Ordinance will go into effect.

(E) Sign Ordinance:

A question from Jim Keysa about the status of a Village sign ordinance prompted discussion as to whether or not the Central Business District design guidelines in the Village Master Plan were ever approved. Several years ago our Board members attended a Village Board meeting where these guidelines were discussed but there seems to be confusion as to whether approval was ever given. Jeff Simme stated that this was not voted on at that time, and suggested we should write a letter to the Mayor and Village Trustees asking that action be taken as soon as possible to approve these guidelines. The letter will be prepared as soon as possible, and Jeff stated he would follow up with the Village on our behalf.

(F) Rotary Park:

As reported in previous minutes, the Rotary Club is interested in refurbishing Rotary Park at Central Avenue and Brookfield Place in observance of the upcoming anniversary of the organization. Jim Keysa reported that Dan Sundell from Peter J. Smith Company informed him that the cost of the proposed design is estimated to be approximately \$29,500. The amount of funding Rotary would be able to contribute is unknown at this time. Joseph Giallanza suggested the project should be put out for bid to local nurseries who, in addition to landscaping, would be able to install seating, paving, etc. Since this park is Village property, the Village Board would first need to approve any proposed plans. At this point, we have a tentative plan, an idea of cost and the backing of the Rotary Club; however, additional grants would need to be obtained.

During discussion of the park, it was mentioned by Jim Keysa that he has had a complaint from a neighbor adjacent to Tom Young's property on Brookfield Place who stated that trash has collected on the property, including a tree which was cut down and left on the south side of Brookfield. Jeff Simme agreed to follow up on this complaint.

(G) House Tour/Garden Walk – June 26, 1994:

This tour which was described in detail at the March meeting will provide access to eight houses. Two buses will be used for transport and the tour will be limited to 88 people. The Village has provided \$4,500 for this project and the remainder of the costs will be financed by tickets and funding from merchants, etc. The garden portion of the tour will be open to the public at no cost. Mr. Groblewski, the originator of this project, had provided the Board with descriptive information on the properties included in the tour and asked for recommendations. It was felt that the write-ups were too detailed and lengthy to be included in the tour brochure and Jan Pecqueur made revisions to this material resulting in a more concise format. Jim Keysa will forward the revisions to Mr. Groblewski.

(H) Building Facades:

Dr. Rudewicz's request for assistance in designing a new façade for his building was again discussed. At the last meeting, we viewed sketches which Stan Keysa had provided concerning possible facades for buildings in the Historic District, including a proposal for this property. Joseph Giallanza stated he would meet with Dr. Rudewicz to make further recommendations for the project.

(J) Preservation Week – First Week in May:

The Board discussed various properties that could be considered for recognition and it was decided to award two plaques, one to a business and one to a private homeowner. A picture of the building involved would be embossed on each plaque. It was agreed that the E. B. Green-designed Przybyl property on Broadway which was formerly Brost Motors would be the recipient of the business award. A property at 27 Erie Street was determined to be deserving of the second award. It was estimated that each plaque would cost about \$50 to \$75 and we will ask JAR Trophies Co. on Union Road to create them. A motion to approve these two plaques was made by Ron Batt; second by Joe Giallanza. The motion was approved by the Board.

MISCELLANEOUS ISSUES:

Mike Meyer provided the Board with information on a Regional Preservation Conference which will be held in Perry, New York, on Saturday, May 1. Jean Brunea and Ron Batt plan to attend this conference. Jim Keysa stated that their registration fees would be funded by the Board.

UPCOMING MEETINGS:

- (A) Wednesday, May 12, 2004.
- (B) Wednesday, June 9, 2004.
- (C) Wednesday, July 14, 2004.