

MEETING MINUTES

Attendance:

- Bob Dollman Chairman *
- Steve Vriesen *
- Dick Bulman
- Len Vento *
- Pat Logue *
- Bob Deutschlander
- Allen Vertlieb
- Jeff Simme *
- Jerry Enser
- William Natalzia
- Mayor William Cansdale*
- Trustee Ed Meyers*
- Trustee John Swanson*
- Trustee Mary Marino*
- Trustee Jeff Stribing*
- James Keysa* - Historic District
- Ronald Batt* - Historic District
- Norb Adolf* - Zoning Board

In Attendance representing the Lancaster Presbyterian Church

Matthew W. Maier – Hamilton Houston Lownie

Chris Guerra – Hamilton Houston Lownie

Pastor Brandt – Lancaster Presbyterian Church

Edward Carlsen – Building Committee Lancaster Presbyterian Church

Arthur Herdzik, Village Attorney (Ad-hoc Member)

*note: * indicates those present*

Chairman Bob Dollman called the meeting to order at 7:0 p.m.

A Motion was made to accept the meeting minutes of 12/21/01. A motion was made to accept the Minutes with modification. Motion by **Len Vento** and seconded by **Steve Vriesen**.

Carried – 4-0.

Listed Correspondence – We received a letter from a Linda Parcynski. She is interested in in being considered for membership to the Planning Board.

Site Plan Review – Lancaster Presbyterian Church – 5461 Broadway

Sanitary Renovation & Addition

Renovate existing church, build church addition, and rezone lots

C,D,E & F from R2 to R2A for church parking lot.

Present from Hamilton Houston Lownie was Matthew Meier and Chris Guerra, Pastor Brandt of the Lancaster Presbyterian Church and Ed Carlsen, Building Committee Lancaster Presbyterian Church.

Matt Meier from Hamilton Houston Lownie gave a presentation to the Board.

The plans that were submitted for review and approval involve the reconfiguration of the existing sanctuary and the expansion within the footprints of the existing complex building.

The original church will be renovated to increase its seating capacity and a new structure will be built at the south end of the church, the north end of Waith Hall and the east end of the 1960's addition. This new structure will serve as the main entry and gathering space for the congregation and central circulation space linking all the building of the campus. The entry hall will also provide an accessible entry to the sanctuary and required means of egress. There are no changes to the original church exterior except for the south wall. The south wall has been modified over the years with the connection of the three-story education wing and other projections on the exterior to improve circulation. The existing concrete steps leading to the front door of the church are not original and will be replaced with new concrete steps flanked by wooden plynths looking more like the original configuration seen in historic photos. The new entrance hall/Narthex will be placed in the areaway created by the three existing buildings. The Broadway elevation at ground level will be a series of cast stone columns and lintels forming openings with fixed clear glazing and painted aluminum frames. The entrance vestibule will be flat canopy with gray metal fascia supported by painted steel posts and enclosed in glass. The second level will be a two story high space enclosed in a clear structural glazing system and capped with a painted metal fascia. It will be faced in EIFS similar in color and texture to the cast stone being used at the grade level. The planned parking south of the education building and west of the three houses along Lake Avenue and will require the demolition of a two story wood framed garage at the rear of lot "C", an 18' x 8' concrete pad at the rear of lot "C", a stone rubble outdoor grille at the rear of lot "C", a two story CMU and wood frame garage and separate one story shed at rear of lot "D", a two story wood frame garage at rear of lot "F". Parking area will have a standard asphalt surface with no curbing. The Broadway lot will be resurfaced and have 10 spaces, three of which are handicapped. The rear lot will have a total of 31 spaces. The plan is to preserve most of the existing trees along Heather Lane. A series of white cedar pines will be planted around the fence to further screen the refuse area. **Matt Meier** also stated that they have been in contact with the NYSDOT regarding some of the drainage configuration. The drainage in parking area will be a series of catch basins that collect water and take it to the curb into a device called a bubbler, there will be access to storms sewer and will be put in during the Broadway project. We are trying to follow the guidelines that the Federal Government establishes regarding Historic Structures, one of them is trying to use materials so it doesn't distract from the importance, but also provide some compliments. This design on the lower portion, the one story portion we are using a concrete or cast stone that will pick up some of the existing colors. The glass that we are using on the upper portion is really intended to be the beacon for the church.

Trustee **Mary Marino** asked how will the three homes on Heather Lane will be affected by this project? **Matt Meier** explained that those homes would not be affected by the project. **Mr. Keysa** stated that there was an agreement in the past that there could be no entrance onto Heather Lane because it is not capable of handling the traffic, it is considered to be a one-way street. **Matt Meier** said the Heather Lane side of the property will be no different, except you will not be seeing the back of the garages. There will be planting of trees and enclosing the area with a fence. **Matt Meier** explained that the lighting chosen for the parking area will be a simple style of light that has a short post as to not illuminate the whole area, just the parking area itself. There will be four illuminated 2'-6" high bollards along the walk leading to new entry. Four 10' high lampposts planned for rear parking area. **Chairman Dollman** asked if there would be any additional lighting added to the front other than the bollard in the parking lot. **Chairman Dollman** stated that as a board we would be concerned with the bright lights for the surrounding residential areas, he

suggested having the lights on a timer so that the lights weren't on all the time. Regarding ornamental fixtures I suggest you ask the Historic Board to review those options with you.

Chairman Dollman opened the floor to the other boards that were present. **Pat Loque** asked if the church owned the three homes on Lake Avenue? **Mr. Carlsen** stated yes. **Stanley Keysa** of the Historic Board read a letter drafted from the Historic District regarding this project. The letter stated that the Historic District Commission is largely in agreement and is pleased with the revisions to the plans for the Lancaster Presbyterian Church. The Historic District is especially pleased with the following:

1. Retention of the three homes located on Lake (#11, 13 and 15). The first house behind Waith Hall (#11) is an extremely fine example of Queen Anne architecture. By retaining these buildings the streetscape is maintained on Lake Avenue.

2. The use of the existing sanctuary is applauded, as this is the second oldest continuously used religious structure in Erie County.

The Commission has also reviewed the following issues:

1. Due to the widening of Broadway, the sign in front of the church will need to be rebuilt in a new location. This will require a permit.

2. The Commission is divided on the issue of the glassed-in area at the southwest corner of the original church. Although some members feel that this does not detract from the original building others believe that a more traditional approach would be better. In either case it is very important that the windows or glass panels be installed so that the vertical axis is maintained so as not to clash with the vertical axis of the church windows.

3. The Commission is unanimously opposed to the expansion of the platform (open porch) in front of the church. This is the most important facade of this architectural masterpiece and every effort should be taken so as not to destroy the appearance of the front. By removing the front steps and expanding the platform across the entire front of the building the congregation would be destroying some key elements.

Mr. Keysa stated that they have not received any correspondence as to the type of lighting fixtures intended so we cannot comment on that issue. **Matt Meier** said the proposal for the porch was something we were researching, we found a wonderful picture from 1890 that shows the flat porch. **Mr. Keysa** stated that was not when the church was built. He expressed that the Historic District did not approve of a flat porch. **Mr. Keysa** stated that we will have to sit down as a board and go through these issues one by one. **Mr. Carlsen** brought up the issue Victorian House on Lake Avenue, If this house is to stay up it will be boarded up. This house has become a financial burden on church, it is need of much repair and can not be rented. If it was a prerequisite that it needs to be left there for a site plan approval, it will have to be boarded up, the church has not intentions of making any repairs to that house. **Chairman Dollman** said the site plan is based only on the drawings submitted. If you need to come back at a later time showing demolition of the building, showing additional landscaping or parking, I suggest you come to this board again regarding site plan approval for that area. It will still have to go through the Historic Board if it should stay or go, that's not for this board (Planning Commission) to make. **Mr. Keysa** stressed the importance of that house staying where it is. If any of the houses were to be removed possibly the third house # 15 would be a better choice. **Mr. Carlsen** stated the last two houses are in very good shape, and are being rented. **Chairman Dollman** stated I don't feel it appropriate to state approval of the project with the stipulation that the # 11 house stays, because as it stands it is not on the historic register. I will not make it part of this boards review or approval on this site. **Trustee Swanson** commented he believed the traffic situation will be troublesome and suggested they tear down the third house to alleviate the traffic. **Jeff Simme** doesn't have any concerns with project, but does agree with Trustee Swanson regarding the traffic situation. **Steve Vriesen** noticed a couple of technical details

to the paperwork, there is no signature at the bottom of the Site Plan Application. Part two of the Short Environmental Assessment Form is actually to be filled out by the lead agency which would be the Village Board. You may want to re-submit that. **Chairman Dollman** said that Part Two of the Assessment form, item C-1 which is currently marked as no, it does not have any adverse effects, something that might be a concern is the exiting traffic patterns, and C-2 Aesthetic, agricultural, archaeological, historic marked as no, well it is historic. **Pat Loque** said his questions we all answered during the discussion, and has no further questions regarding the site plan. **Len Vento** thinks that overall this is a very good project and I think it is a plus to the Village. **Chairman Dollman** stated one of his concerns is an existing 48" maple tree on the west side of the lot, I have real suspicion that tree is not going to make it, you are covering up half the maple with paving, more than likely that tree is going to die after a while. **Matt Meier** suggested that they move the paving line. To comply with zoning requirements for the parking we are required to have 55 parking spaces and at present there will be 77 parking spaces, so we might be able to lose three or four parking spaces in order to save the tree. It is as simple as taking out spaces 26-28, that would leave a rather substantial buffer around that maple tree. **Mr. Keysa** asked to address the lighting issue. **Mr. Keysa** said that part of the Broadway project consist of period lighting down Central and Broadway. The fixtures are tall standard and the drop lighting. We would prefer to see something that is more in line with what is being done. We are talking about lighting behind this building that will tie-in with the downtown area. I'm sure the Historic Board would agree that they would like to see the lighting tie together with that. **Matt Meier** said that they have been working with the DOT on other issues, we can get information on those fixtures as well. **Chairman Dollman** suggested that **Matt Meier** present something to the Historic Board regarding the enclosure for the design of the fence. What the enclosure is going to look like and what it is made out of. The last question I have is will there be any new ground equipment provided, things that might sit around the perimeter, that need to be concealed with shrubbery, is everything going to be roof top mounted, or interior mounted. **Matt Meier** said with the exception of the dumpster there is nothing new that is being added. I like the design, I think one of the features that will be interesting as the trees and flowers bloom the reflection in the glass of those trees, it will make an interesting courtyard. I applaud it. **Chairman Dollman** informed them that a public hearing would be required to change the zoning from R2 to R2A. **Jeff Simme** said he would look into it, to see if anything had been done in the past to approve the changes.

A motion was made to approve the project with the following conditions:

1. Verify the Zoning requirements for changing from R2 to R2A.
2. The Historic Commission approve all elements for that site, including the lighting, the design for dumpster and sign. Also resolve all issues of the porch design.
3. Re-design the parking area to save the 48" maple on the west side of the parking lot.
4. Obtain a permit from the Building Department for the signage in front of the church.

Motion to approve the project, a motion made by **Patrick Loque**, seconded by **Len Vento**.
Carried 4-0.

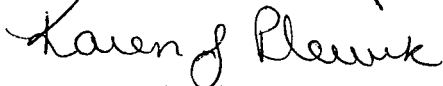
Other Business: Seminar Scheduled for March 6, 2002, State Environmental Quality Review if any members are interested attending. Chairman Dollman stated he is unable to attend. The seminar is from 6:30pm-9:00pm, regarding introduction to the SEQR Process. If anyone is interested you should **sign** up as soon as possible.

Old Business:

Scheduling of Next Meeting – March 21, 2002

A motion made to adjourn this meeting, motion by **Steve Vriesen**, seconded by **Pat Loque**.
Carried 4-0.

Respectfully submitted,



Karen J. Plewik
Planning Secretary

CC: Mayor Cansdale
Village Board of Trustees
Bill Natalzia, Supt. DPW
Jeff Simme, Building Department
Clerk Tammy Derkovitz
Zoning Board Members
Fire Chief Jerry Enser
Historic Commission
Matt Meier, Hamilton Houston Lownie Architects
Pastor Brandt, Lancaster Presbyterian Church