

LANCASTER NEW YORK HISTORIC DISTRICT COMMISSION

MINUTES OF MEETING ON WEDNESDAY -11/14/01

1. Attendance

Excused

James S. Keysa

Joseph
Giallanza

Ronald Batt

Jean Brunea

Jan Pecqueur

William Harnack

Michael Meyer

no - Jeff Simme, Code Enforcement Officer

yes - Bill Cansdale, Mayor

2. Hearings

- a). Dick Young and David Radich - Fitness
Factory (Murphy's - West Main Street) - windows/
doors/signage/stairs to parking lot on Central
Avenue - Broadway.

Dick Young is the owner. He did the windows.
Mr. Radich is asking for approval of the signage
and steps.

Mr. Keysa indicated that the window spaces have
been filled with bronze framed tinted windows.
Many of them are not functional. A door was
added on the lower level and on the upper level
facing the Central Avenue and Broadway parking
lot. There will be another entrance on West
Main Street. There was no approval for the
windows/doors.

Dick Young explained that he will have a museum in the building for fire department. He wants to have the front on West Main Street changed to look like an old fire department. He was informed that he needs a petition for approval. Dick Young said he didn't know any approval was needed from the Historic District Commission. Jean Brunea pointed out that he sat with us in the past when we required a petition (for Rite Aid Building). Jan Pecqueur also indicated that we were listed in the Eyesaver directory

They patterned windows on upper level with the same as on the lower level. The windows and door are very visible from the historic district (Broadway, Central, etc.). There is now way to get behind the new spandrell windows.

Signage - One sign is to be placed over the door by the parking lot and one on West Main Street. The signs are to have raised letters (white) with a blue background. Bill Harnack explained that the kerning (spacing) of the letters was not correct. He also objected to the block lettering and suggested it be changed to a script lettering. 14' x 2' back / 10' x 2' - West Main.

Windows/Doors - There were no pictures, so the members needed to view them before they could vote on them. It was suggested that the clear expanse of glass was a modern look and that perhaps what is needed is some sort of divides or muntins to make them look like windows from the 1930's - 50's.

Lighting - It was suggested that an old-fashioned fixture by the back entrances would help to counter-act the modern look of the windows. Gooseneck lighting over the sign would also be appropriate.

* The landing/stairs plans were discussed. Bill moved to approve the stairs with a recommendation to install a more period style lighting fixture to mitigate the modern look of the windows/door. Second by Jean Brunea. (The lighting would need to come before us.) Approved.

* The signage - Mr. Radich will provide a new drawing so we can give a decision by Monday 11/19/01. The board wanted to do what they could to get signs approved as soon as possible. Mr. Keysa can then notify of approval. (No vote)

The issue of the rear of the Carson's Building was brought up. Mr. Radich and Mr. Young felt that it was more than just a cosmetic issue (paint) that needed to be addressed. The board said they notify Jeff Simme if there is a problem. Mr. Young said the building has moved out 3½" and they filled it with concrete. Mr. Keysa also said that they could notify Mr. Simme directly.

Mr. Young explained that the are to the west of the Murphy's Building on West Main Street will be additional parking. It was required for the certificate of occupancy.

h). 8:30 pm - China King Buffet - nobody appeared for a hearing. Robert Johnson, Esq. has been in contact with James Keysa in regard to signage for the restaurant his clients will open at the former Western Savings Bank at SW corner of Central Avenue and Pleasant Avenue West. Mr. Keysa informed him a sign such as at Rite Aid is not acceptable as that one was grandfathered in.

3. Minutes from the meeting on Wednesday October 10, 2001. Jan moved / Ron seconded to approve as submitted.

4. Treasurer's Report - No bills submitted.

5. Old Business:

a). Broadway/Municipal Building Parking Lot

- b). 8:30 p.m. China King Buffet Nobody appeared regarding signage for the restaurant planned for the old Western Savings Bank at the sw corner of Central Avenue and Pleasant Avenue West; Robert Johnson, Esq., their attorney, contacted James Keysa and was informed that the sign such as at Rite Aid next door was not acceptable and that one was grandfathered in.
 - c). We discussed Greg and Betsy Young's garage at 5538 Broadway. Greg is Dick Young's grandson. He has a garage which had neither a permit from the village nor a certificate of appropriateness from this group. Mr. Keysa received a complaint from a neighbor. This matter will be brought to the attention of Jeff Simme.
 - d). 5428 Broadway (Dr. Rudewicz). The podiatrist office next to the Municipal Building has a new roof, but in so doing the trim - including the returns of the front of the building were removed. The board will need to sit down with Dr. Rudewicz as to any improvements to the building. Jeff Simme was informed that these details were very important and need to be put back. The distinctive Greek revival style of the building is harmed by the removal of the trim.
 - e). Jeff Simme has assured Mr. Keysa that only interior work is being done at the (Gould-Porter-Wecter)

House at the se corner of Broadway and Lombardy which Dr. Kacalski bought from Dr. Kendall.
- 3). Minutes from the meeting on Wednesday October 10, 2001, Jan moved/ Ron seconded to approve as submitted. Approved.
- 4). Treasurer's Report - No bills submitted.

5). Old Business

a). Broadway

Work is progressing west of Aurora Street at a steady pace. Jim Keysa passed out his minutes from October 24, 2001, at which time David Carr spoke about the progress of the project. Bill Harnack will see about having coverage for the lighting of the Christmas tree at Broadway and Central which belonged to Mrs. Pionessa. The tree was saved by Jim Keysa until now so it could be used by the village. It is the last tree which is scheduled to be removed along Broadway.

b). District extension

Jim Keysa provided maps to Mike Meyers who will have drafts to show us.

c). Notices to property owners. We have letter and petition with checklist. A map of the district is needed. We should wait until after Christmas to mail. We should not show the original area and extension as two areas as this is confusing. Jeff will provide copies to owners.

d). Brochures - no update

e). Secretarial - no update

6. New Business

a). Planning Board letter regarding west side of Aurora Street from Broadway to St. John Street. A lifelong businessman is interested in having properties taken out of the historic district. A response to Robert Dallman is needed. He is apparently unaware of the important buildings in this area. A phone call followed by a letter is authorized.

b). Portable signs

(1). Woodlawn and Broadway

(2). Central and Broadway

The new code calls for them to be prohibited. We have been following this and find it difficult to deal with people who want portable signs if one is on public property. Jeff Simme told Jim Keysa that the owner of the pizza shop at Lombardy basically said he should get out. Jean Brunea said the sign at Broadway and Central was probably approved by Jim Everett.

Upcoming Meetings

1. Wednesday 12/12/01

2. First Annual Christmas Party at Salvatore's on 12/5/01- Jean Brunea to make reservations.

Submitted by

James S. Keysa