

# LANCASTER NEW YORK HISTORIC DISTRICT COMMISSION

## MINUTES OF MEETING - January 7, 1999

### 1. ATTENDANCE:

Present: Mr. James Keysa, Chairman  
Mrs. Jean Brunea, Vice Chairman  
Mrs. Jeanette Pecqueur  
Dr. Ronald Batt  
Mr. Michael Meyer  
Mr. Joseph Giallanza  
Mr. William Harnack  
Mr. Dan Baccari

### 2. HEARINGS:

There were no official hearings.

### 3. APPROVAL OF MINUTES:

Minutes of the December 10, 1998 meeting were approved. Motioned by Mr. Giallanza/seconded by Mr. Meyer.

### 4. TREASURER'S REPORT:

LNYHDC	a).	Office supplies	Nov '98 \$542.74	Current (12/3/98) \$510.74
	b).	Professional Services	\$562.00	\$449.50
	c).	Dues	\$600.00	\$ 10.50

**5. OLD BUSINESS:**

**(A). BROADWAY:**

Mr. Keysa reported that the Village and the D.O.T. have reached an agreement for work to be done with the bridge. It was also reported that between Dick Road and Transit, 4 ft will be taken off the north side of Broadway and 12 ft off the south.

**(B). RITE-AID DRUG STORE:**

Mr. Dan Baccari was present with some plans for Rite Aid Corp. Rite Aid submitted to Dan Baccari their first of the preliminary site plans and building elevations. The mayor requested that the Lancaster Planning Board, Lancaster Partnership, Lancaster Historic Commission and Lancaster Village Board meet again as a group to comment on the plans for Rite Aid instead of meeting separately with each group. The meeting was scheduled for January 14, 1999 at 7:00 pm. Mr. Keysa suggested Rite Aid could tear down the existing building and build from scratch or move into the old Boces building. Rite Aid said that moving it to Boces would not be a viable location for their business because a pharmaceutical license is based on location and is very costly to renew. Mr. Baccari explained with a suburban site plan, the building would be back and parking up front and the Partnership agreed that the building needs to tie into the line of buildings on the street. The new building would be 11,000 square feet which is approximately twice the size of the existing building. The majority agreed that the Rite Aid building should be near or on the corner. Mr. Baccari said that they could reduce on-site parking and take advantage of offsite parking at the municipal lot. Mr. Meyer suggested demolishing the hardware store and the old Rite Aid and the pharmacy could be in the Orioles building while under construction. Mr. Batt commented on M & T Bank being one of the busiest banks in Western New York and it would draw people to Rite Aid. Mr. Keysa had lunch with Andrea Ribbeck who is the SHPO officer of the Lancaster area. She expressed concern that the plans from Peter J. Schmitt Co. were not necessarily following the historic aspects of the downtown section. Mrs. Brunea stated that the Lancaster Historic Commission has its own guidelines to follow and this plan does not follow these guidelines. Everyone agreed that Mr. Baccari did a great job on the site plan. The date set for the Lancaster Historic Commission to meet with the Mayor to discuss the above mentioned items was January 16, 1999 at 10:30 am.

**(C). NATIONAL REGISTER:**

Mr. Keysa had a letter dated 12/22/98 from Claire Ross (SHPO) stating that the second draft of the multiple property document form for the Village has been received. A number of the paragraphs have remained the same with minor editing. Still the document needs further development of the Village of Lancaster, suggesting settlers, transportation, trading etc. Mr. Keysa also mentioned another letter he received regarding the 13 individual nomination forms for the National Register. There will be a public meeting, property owners can have any questions answered. Mr. Keysa stated that they could go forward with filling out the 13 properties and their owners.

**(D). PRESBYTERIAN CHURCH**

There has been no news about any developments, although surveying has been done. The demolition permit was filed at the Village hearing the same evening as the hearing for the two buildings on Lake Avenue.

**(E). SESQUICENTENNIAL:**

Nothing New.

**(F). DISTRICT EXTENSION:**

A hearing will be held on Tuesday, January 12, 1999.

**6. NEW BUSINESS:**

**(A). TREE ORDINANCE:**

Mr. Meyer provided members with a draft of the proposed tree ordinance based on the July 1997 tree ordinance which Buffalo enacted for review at our next meeting.

**7. CORRESPONDENCE:**

Mr. Keysa received a letter from Dan Baccari dated December 2, 1998 regarding the sale of Christmas trees on the NW corner of Holland Avenue and Broadway. No action was taken due to the seasonal nature of the tree sale.

Mr. Keysa also mentioned a book about West Main Street by Harley Scott that has been published and is available.

There is a roofing conference for historic buildings to be held in Philadelphia in March if anyone is interested.

**8. UPCOMING MEETINGS: Our meetings have been changed to Wednesdays. They continue to be at the Municipal building.**

- a). Wednesday, February 3, 1999 (Joe and Mike will be absent)
- b). Wednesday, March 10, 1999
- c). Wednesday, April 7, 1999

**The meeting was adjourned by Mr. Giallanza and seconded by Mr. Meyer.**

**Respectfully submitted by Kim M. VanDeBogart**