

LANCASTER NEW YORK HISTORIC DISTRICT COMMISSION

MINUTES OF MEETING - August 4, 1999

1. ATTENDANCE:

Present: Mr. James Keysa, Chairman
Dr. Ronald Batt
Mrs. Jeannette Pecqueur
Mr. Joseph Giallanza
Mr. Michael Meyer
Mrs. Jean Brunea

Absent: Mr. William Harnack

2. HEARINGS:

#1 West Main Street - Betty Aquila appeared regarding signs for a new store she plans to open on Sept 1st at the northwest corner of Central Avenue and West Main St. (#1 West Main St). At this time her plans are somewhat tentative, but she expects both of the two signs to be 2' high x 10' long. The signs probably will be rectangular. The one on Central Avenue will be centered on the space above the window and the other will be offset towards the corner so as to be equidistant from the corner. There will be no other signage. In order to assist Mrs. Aquila with her opening, the commission agreed to poll the board when details became available.

5642 Broadway - Dr. Ronald Braun is interested in purchasing this home with a detached four car garage as a home/office for his podiatry practice. The house was built by the Peters family and more recently owned by Tom Youngs and his son. It is now owned by Gates Rubber Co. Dr. Braun wanted guidance about what he could do with the property before making an offer. The tudor style home built in 1928 has metal windows which are in very poor condition. They were allowed to rust through and there has been water damage as a result.

He was advised that the windows would need to be replaced "in kind" so as not to change the appearance of the building. He was also advised that the wood trim on the gables and garage would need to be replaced in kind. The garage doors which are of the original building should be duplicated as they are all important architectural elements. The dormers in the rear should not be changed so as to have peaks, but should be fixed by using a rubber membrane roofing to prevent leaks.

He was also given the address and phone number for Claire Ross so that he can contact her about possible inclusion in the National Register. This house was not considered about ten years ago as it was probably not considered old enough. He would then need to contact David Taylor regarding the preparations of an individual nomination.

The M & T Bank - Contacted the Building Department about a possible sign which would be a banner about 3' x 10' or maybe 15' long to be used for a bank promotion for about two months. Mr. Keysa gave verbal approval, but the board wanted to know the content and color, etc. of the sign. It is to be made by Flex-Lume Sign Co.

3. APPROVAL OF MINUTES:

Minutes of July meeting were approved. Motioned by Joseph Giallanza, second by Mike Meyer.

4. TREASURER'S REPORT: (Balance as of 8-4-99)

Professional Services:	\$ 932.50
Dues:	\$ 600.00
Office Supplies:	\$ 600.00

5. OLD BUSINESS:

(A). BROADWAY: (5429 & 5431)

Mr. Keysa reported that he had spoken with Mayor Cansdale about this concerns over #5429 Broadway. The Mayor has indicated he'll speak with the Village Board after he returns on 8-9-99 about the historical and architectural importance of 5429 Broadway. The D.O.T. plans call for the demolition of both of these buildings (5429 & 5431) to make a parking lot.

The Commission asked Mike Meyer to put together a plan showing how the removal of only 5431 (Lindy's Cafe) would be sufficient to create a parking lot for both the Municipal Building and the Moose as both driveways and the area taken up by 5431 Broadway would be available for the lot. In addition, the concrete block garage behind 5429 could be removed, a new garage could be built on property owned by the Village on Legion Pkwy. A fallback position might be the moving of 5429 Broadway to the back of the lot. This would not be very desirable as the building creates a natural transition from the downtown area with the residential area of Broadway.

(B). NATIONAL REGISTER:

The NYS Office of Parks, Recreation and Historic Preservation sent an official letter indicating that the Multiple Property Document Form and the 12 individual properties will be reviewed at its next meeting on 9-17-99.

The Commission must prepare a report as to whether or not the properties meet the criteria for listing on State and National Registers.

Motion by Mike Meyer and second by Jan Pecqueur to so approve all twelve buildings. The Commission previous held a public hearing regarding the nominations in March 1999 when SHPO representatives were present.

The Commission must now give the report to the Mayor who needs to transmit the report of the Commission along with his recommendations to SHPO before 9-15-99.

(C). RITE-AID DRUG STORE:

Joseph Giallanza reported that they are moving quickly through the approval process. The key to actual work being done is closing the purchase of the Oriel's property.

(D). DISTRICT EXTENSION:

Jim Keysa will contact David Taylor regarding the estimate for blue forms for the properties in the extension area.

(E). PARTNERSHIP/BOCES:

Joseph Giallanza reported that the Partnership closed today (8/4/99) on the purchase of the BOCES property. The Erie County Industrial Development Authority (ECIDA) loaned \$300,000 and a mortgage was taken back for \$900,000 by FORTES (formerly John Alden Insurance Co). This purchase now puts the village in a position whereby it will be able to control the development and the downtown area. The next steps will be finalizing costs for demolition (about \$75,000), engineering and design plans.

(F). PRESBYTERIAN CHURCH/CORNISH HOME (11 LAKE AVE)

Rob Laschinger provided computer enhanced photos of what #11 Lake would look like if moved to the vacant lot owned by the Palmers next to #16 Park Blvd. There has been no word as to whether the Palmers have come to any agreement about selling the lot.

6. NEW BUSINESS:

- (A). Mr. Keysa tried to arrange to have Kathy Konst, the (Democratic) Erie Co. Legislative candidate, appear at this evening's meeting, but she was not available. She has agreed to attend our 9-1-99 meeting.
- ((B). Jim Keysa also reported that he has accepted an invitation to attend a meeting of the downtown merchants on Tues 8-17-99 at 8:30 am at Memories restaurant. They expect about 6 or 7 persons and others from our Commission are also invited, they would like to speak about our guidelines, communication with the Village and plans for downtown redevelopment.
- (C). The new owner(s) of the Masonic Temple have not submitted any petition(s) for appropriateness for work being done. This should be done.

7. **CORRESPONDENCE/ARTICLES:**

None.

8. **UPCOMING MEETINGS:** Review of Hearing Materials - 7:00 pm
Regular Meeting - 7:30 pm

- a). Wednesday, September 1, 1999
- b). Wednesday, October 6, 1999

Respectfully submitted by Kim M. VanDeBogart