

item #6 was amended

LANCASTER NEW YORK HISTORIC DISTRICT COMMISSION

MINUTES OF MEETING - December 10, 1998

ATTENDANCE

- Present:** MR. JAMES KEYSA, Chairman
 MR. MICHAEL MEYER
 DR. RONALD BATT
 MR. WILLIAM HARNACK
 MR. JOSEPH GIALLANZA
- Excused:** MRS. JEAN BRUNEA, Vice Chariman
 MRS. JEANNETTE PECQUEUR

HEARINGS/DICUSSION:

There were no official hearings, but the board discussed the fascade treatment for 34-36 Central Avenue. The material known as "dry-vit" will not be acceptable as this is a form of exterior insulation which has a lot of problems associated with it. If the job is just to be for cosmetic purposes the board agreed that they would prefer plywood. MR. GIALLANZA reported that it would probably cost \$10,000 - \$15,000 to restore the property and it could be done easily. Moved to table by WILLIAM HARNACK Second by RONALD BATT as nobody present.

(NOTE - A day or so after the meeting MR. PHILIP ARNOLD contacted both MR. KEYSA and MR. GIALLANZA regarding proceeding with the project MR. KEYSA had MR. GIALLANZA poll the board which approved wooden panels.

APPROVAL OF THE MINUTES:

Minutes of the November 5, 1998 meeting were approved. Motion by JOSEPH GIALLANZA/ second by MICHAEL MEYER.

TREASURER'S REPORT

There was no report as MARY HARCROW (secretary) was not present. (MARY HARCROW reports as 12/3/98)

- a). Office supplies \$510.74
- b). Professional service \$449.50
- c). Dues/ subscription* \$10.50

*

(This fund was reduced by payment of filing the SBL numbers at the Erie County Clerk's Office and bill from ELAINE SALVO).

OLD BUSINESS

A). Broadway - status

MR. KEYSA reported he spoke with DALE VOLKER. Since the Department of Transportation has come to an agreement with the village there will be no hearing. The Department of Transportation will notify public that work will be done. They will probably do the Depew bridge first with a bypass bridge to the north of it and the Lancaster bridge second. As far as Lancaster bridge is concerned, it will stay in the same location. Work is to be started in 2000. Removal of any buildings is difficult. MR. VOLKER didn't mention anything about the possible removal of the Staeber (Podiatrist) building.

B). National Register

In regard to Taylor & Taylor we received a new cover document and several documents for individual buildings. MR. KEYSA also said he had two calls from CLAIRE ROSS (SHPO) indicating she was not satisfied with the basic document as it didn't show a cause and result relationship and a number of items referred to are about things outside of the village. She will write to us about her concerns after Christmas.

RONALD BATT asked if DAVID TAYLOR is capable of the job. MR. KEYSA said SHPO is quite knowledgeable about Lancaster and they know he has glossed over a number of items. He must dig deeper. CLAIRE ROSS wants us to respond to her letter. This is TAYLOR & TAYLOR'S first New York submission for the National Register. It may be he needs to do some fine tuning.

C). RITE-AIDE DRUG STORE

MR. KEYSA passed out a copy of his letter to RITE AIDE DRUG STORE regarding the proposed drug store at Central & Pleasant Avenue. In it MR. KEYSA indicated that to follow the recommendations of the Peter J. Schmitt Company, the building should be located at the corner with the long side facing Central Avenue and it should be finished on all four sides, with perhaps a tower or pent at the corner. MR. KEYSA had attended the joint meeting with member of the Village Board, Planning Board, Ellicott Development, etc. They are bringing the building up to the street where the Orioles building is now located in the narrow side facing Central. MR. KEYSA asked them to place the building lengthwise on Central. He reported that WAYNE KWIATKOWSKI said they would not do that as they want to keep the existing store open until the new store is built. The group felt that this is a key corner and should not be located away from the corner or with just blank walls on two sides.

It was recommended that the Peter J. Schmitt Company should meet with the boards without Ellicott Development present to discuss what the Village wants.

MR. HARNACK felt we should work with the Ellicott Development Company. MR. KEYSA said we will certainly work with them, but they have the reputation of being a "bully company". MR. GIALLANZA asked if they couldn't design what we want. It was suggested that they rent an open store-front if they wish to keep it open while construction is going on. MR. GIALLANZA felt that if a parking lot is on the corner that the master plan for downtown would be seriously damaged.

D). PRESBYTERIAN CHURCH

The Village Board turned down two stipulations of this board. One if these didn't matter. That was joining the parcels on either side of Lake Avenue by a deed restriction. This was taken care of by the zoning board requiring it to be considered as one property and the parking could not be diminished. The Village Board also turned down our stipulation that the church do more to save the house at 11 Lake Avenue. The Village Board did uphold us in requiring the church to have a building permit and bids let before they could demolish #11 Lake.

MR. KEYSA reported that the day after the Village hearing he spoke with MR. BACCARI who indicated that the church was seeking two demolition permits for #13 & #17 Lake Avenue.

MR. KEYSA said in regard to the church not making a good faith effort, it was not a fair decision by the Village Board as we never received any cost figures for the moving of the building. The church has since been doing surveying.

E). SESQUICENTENNIAL of Village

MR. KEYSA passed out copies of the events planned for 1999. The list of events is basically the same as those which have usually done, but they have enhanced them such as by having a 3-day JULY 4th. celebration. MR. KEYSA suggested that they use the post card collection the village bought from MR. MIKULA to make a souvenir program. MR. HARNACK said he was not sure where the collection was. MR. GIALLANZA and MR. HARNACK lamented the fact that the historical society was not getting involved with the celebration.

F). DISTRICT EXTENSION

MR. KEYSA has received another submission to review. The hearing has been postponed until at least late January, 1999.

6. NEW BUSINESS

a). MICHAEL MEYER provided members with the July 1997 tree ordinance which Buffalo enacted for review at our next meeting.

draft of the proposed tree ordinance based on the

b). The new sign has been installed at the EPISCOPAL CHURCH. The sign has the two lines of changeable type below the main part of the sign. These were not approved.

MR. MEYER said these will be removed after the dedication.

CORRESPONDENCE/ARTICLES

a). MR. JAMES SCHIFLA (19 Clark Street) contacted MR. KEYSA regarding problems he is having with his neighbor, JAMES SUGG.

b). New Convention Center planned for Buffalo across Main Street from the Hyatt Hotel.

UPCOMING MEETINGS

Scheduled for the first Thursday of each month.

Submitted by JAMES S. KEYSA