

LANCASTER NEW YORK HISTORIC DISTRICT COMMITTEE
AND
THE FRIENDS OF BROADWAY

MINUTES OF THE MEETING
OCTOBER 8, 1997

1) ATTENDANCE:

PRESENT: Mr. James Keysa, Chairman
Mrs. Jean Brunea, Vice-Chairman
Mr. William Harnack
Dr. Paul Kendall
Mr. Michael Meyer
Mrs. Mary Harcrow, Secretary

ABSENT: Mr. Joseph Giallanza
 Mrs. Jeanette Pecqueur
Dr. Duane Redlinski

2) HEARINGS:

A: 5513 Broadway - Lancaster Memories - Exterior Siding:
Carol & Tom Stablewski presented samples of siding for their restaurant. They are planning to use white siding on all sides of the building except for the "diner" front which is presently tiled. Motion by Mrs. Jean Brunea to approve siding as long as it was 3" white siding on all parts except diner front. Mr. Mike Meyer seconded the motion. Petition approved.

B: 37 Central Avenue - Dan Kieffer - Store Front *PRISM NETWORK INC + HEALTH CARE*
Motion to deny Petition for Certificate of Appropriateness at 37 Central Avenue by Mr. Mike Meyer and seconded by Ms. Jean Brunea. This was felt to be incomplete and no one came to supply the needed information. The Petition will have to be resubmitted at a later date with all required information. Mr. Harnack expressed his concern over the sign standards in the Village. Mr. Keysa will send a letter to Dan Bacarri requesting a copy of the updated sign standards legislation for Lancaster, particularly in the historic district to help us with future sign requests.

3) MINUTES OF THE MEETING SEPTEMBER 10, 1997:

Motion to approve by Mr. Bill Harnack, seconded by Dr. Paul Kendall.

4) TREASURER'S REPORT:

A: LNYHDC - Mary will get the figures together and report at next meeting.
B: FOB - Duane Redlinski was not present to report.

5) OLD BUSINESS:

1: Broadway - EIS Meeting
Dale Volker notified Mr. Keysa that the EIS meeting is scheduled for Wednesday 11/19/97 at Depew High School.

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Mr. Keysa passed out copies of a list he put together of the recommendations of the Lancaster Historic District Committee and the Friends of Broadway for reconstruction of Broadway. Mr. Keysa gave Chris Wolski a copy of this as well. Mr. Dave Brody gave a presentation on what he would like to do, what is involved in EIS, many suggestions, etc.... A complete outline of his presentation is as follows:

Mr. Brody passed out a sheet on his background and his experience. He is presently a partner in the firm of Pack, Hartman, Ball, Brody & Kinney, P.C. which is located at 230 Brisbane Building, Buffalo NY 14203 (716) 856-9533. Prior to the meeting Mr. Keysa and Mr. Brody took a drive down Broadway. Mr. Brody reported that he does mostly commercial real estate and all that is involved in that, particularly Environmental Law. Right out of law school, Mr. Brody worked at Ecology & Environment where he was member of technical staff who wrote, reviewed and drafted legal portions of Environmental Impact Statements. He is familiar with Federal and State governments regarding environmental issues. During the past 7-8 years, he has been primarily involved in real estate development. He said he actually enjoys reading environmental impact statements. He stated that if there was something outside his area of expertise, he would bring in consultants (such as traffic studies, parking issues). He said while traveling with Mr. Keysa down Broadway, he realized there are 2 distinctive areas of concern: 1) Historic District - where we don't want much change; and 2) Central to Aurora and Broadway west to Transit which has economic concerns regarding taking away parking and ease of access to businesses, etc. Mr. Brody feels the important thing to consider is the character of the village and what you will have when this is all said and done. He stated that some decisions have to be made regarding the business district. He saw many vacant buildings such as the old Tops and DeLacy Ford that might be potential places for the little businesses down Broadway to be relocated. He said we also have to look at businesses located a few blocks in beyond Broadway. He met with Tom Romano at the DOT and asked why they are doing this project? He said the conditions of the street and bridges are poor. Tom Romano reported that the DOT looks 20 years in the future for the bridges and 30 years for roads to see what the projected use of them are (as projected by the NFTC). They then come up with 4 alternative plans 1) no action alternative - leaving them as they are but cleaning them up some; or 2), 3) & 4) which are various levels of alternatives with the least impact being #4). Mr. Brody felt that from what he saw of the 4th alternative, there wasn't much widening but he realized that we would still lose a lot of trees. This alternative would not work because it would not deal with the 20 year traffic projections. He said the 2nd alternative was widening some 56 ft or 48 ft all the way down Broadway. Mrs. Jean Brunea brought up the problems with Union road and asked why they didn't foresee all the traffic problems there if indeed they are looking 20-30 years into the

future. Mr. Keysa pointed out the North/South alternative (Bowen extension) or a bypass around the entire Buffalo Area where also mentioned in the past. In terms of looking at an existing North/South route or re-routing existing traffic elsewhere, Mr. Brody felt that they probably are not in a position to expand any other routes because of budget problems. A group like the Lancaster Historic District Committee needs to tell them that this is unacceptable. Mr. Brody felt that the DOT was going to try to get away with as much as possible. They knew they would have public opposition but they did not know how much. He said this is when we need massive public involvement to make them realize our position on this widening project. He also suggested writing your councilman, congress and legislators and letting them know how you feel and what is unacceptable. He said in reality we would have to look at alternative #4 (very little widening) and look at the traffic studies to see if we could establish if it would be adequate or establish alternatives as to how we could reduce the traffic (again the issue of Bowen Road or North/South route as an alternative). At that time we could suggest this alternative that they have not considered. This would then buy us more time and force them to have another public hearing so that we had more time for support. Mr. Brody said he felt we never really wanted to stop this project. Mr. Keysa said that was right - what we want is to see that the road taken care of properly so that our community is not destroyed in the process. Mr. Brody said we need to focus on what we want to accomplish. First we need to look at the plan and review the study with all the alternatives. We then need to nail down the better alternative for each element of the project. At that point Mr. Brody felt we would need some graphics or artist rendering of what the project would look like. He said the DOTs projects are just maps. The maps do not show how many businesses will be dramatically affected, it does not show how the character of the Historic District is totally changed when those trees come out, etc. Mr. Meyer is going to check to see about getting some graphics of these areas. Mr. Brody said our plan basically is to:

- 1) Look at analysis of DEIS.
- 2) Define what alternatives we have that are different from them.
- 3) How to get points across at the Public Hearing effectively & efficiently.
- 4) How to bring in enough support to make it clear what is and is not acceptable.

We need to let the politicians know that this will have a direct impact on their public support and they will not get the people's votes. Then they can in turn put pressure on the DOT. He said we need to get the word out about this meeting on 11/19/97 at Depew High School. Mr. Keysa hoped that the article that will be coming out in the Bee next week would be a good start in letting the people know.

Then we need to get copies of the EIS so that we can start reviewing it. Mary will call Dale Volker's office to obtain 8 copies of the plans for our own use. At that point we could meet with some of the representatives of Broadway and start plotting out strategies & assigning responsibilities. He said then we would have to make a decision on what alternative(s) we would present. Mr. Keysa suggested that we meet again soon, even if we do not have the plans. It was decided that we would meet on Wednesday October 15, 1997 at 7:30 at the Municipal Building. In fact, we will probably have a lot of meetings between now and the middle of November. We will then plot out exactly what we need to do and the steps we will take so that we can assign responsibilities. Mr. Keysa asked Mr. Brody to put this outline in writing with a suggested time frame for the group. In the meantime, he suggested everyone start talking with their politicians, community members, churches, businesses, etc. Mr. Brody suggested that we start raising money now for mailings, signs, and such. Mr. Brody suggested that we wait until the EIS is out before we start putting our signs out or the mailing. He said this way we would appear open-minded and even-handed. We will plan a mailing to advise everyone of the Public hearing as soon as the EIS is out (approximately October 18, 19 or 20). Mr. Brody suggested this mailing also include a form for anyone who wants to volunteer their time to help out. Dr. Ronald Batt was in attendance and said he will put a check in the mail tomorrow for the postage needed for this general mailing. Everyone appreciated Dr. Batt's generosity.

OLD BUSINESS:

- 2: July 4th, sale of T-shirts:
We will think of ways of getting these T-shirts out to the public. They may be included in our fund appeal. Mrs. Jean Brunea suggested maybe we could do something during the Christmas Walk held in mid-November.
 - 3: SBL numbers:
Elaine Salvo's daughter did call Mr. Keysa but he was unavailable. She said she was filing the numbers. He will get back to her to find out the status.
 - 4: Letter to Property Owners:
These are on hold.
 - 5: Proposed Thruway exit on Broadway in Cheektowaga:
No change to date, but everyone was in agreement that we have to keep a close watch on this project.
- B: Review of meeting on 9/23/97 and 9/26/97 with Village Officials regarding downtown and National Register:

(1) Brian Huckle - Mary will send a letter to Mr. Huckle with the appropriate address of SHPO for his grant and/or loan request.

(2) Taylor & Taylor/Bero & Associates: Mr. Keysa received proposals from both. Mr. Mike Meyer suggested we get a third proposal before making any decision. He will contact Hamilton, Houston & Lownie, PC to see if they are interested.

C: Review of prior hearings:

1) Gary Schaff, 41 Central Avenue, sign:
Mr. Keysa still needs to send out a letter to the Lancaster Federal Credit Union advising them on the 2 choices they have.

2): 25 Central Avenue - sign:
No changes to date.

6) NEW BUSINESS:

a) Meeting with Chris Wolski of Lancaster Bee on Friday 9/26/97
Chris interviewed Mrs. Jean Brunea, Mr. Joe Giallanza and Mr. Keysa with respect to the letter to the Bee about the bridges and the widening on Broadway. He will publish an article in this week's Bee.

7) CORRESPONDENCE:

None today.

8) UPCOMING MEETINGS:

There will be a Historic District Committee working meeting on Wednesday October 15, 1997 at 7:30 p.m. at the Municipal Building with subsequent meetings tentatively scheduled for the following Wednesdays as well.

The next Board Meeting is scheduled for November 5, 1997 at 7:00 p.m. at Municipal Building.

The next Board Meeting is scheduled on December 3, 1997 at 7:00 p.m. at Municipal Building.

Respectfully Submitted By:

Mary Harcrow, Secretary



Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

LANCASTER NEW YORK HISTORIC DISTRICT COMMITTEE
AND
THE FRIENDS OF BROADWAY

On October 8, 1997 the Friends of Broadway voted to hire Mr. David A. Brody for \$500.00 and also allocate \$300 for consultant's fees. Mrs. Jean Brunea made the motion to approve and Mr. Bill Harnack seconded. Unanimously approved.