



Village of Lancaster

HISTORIC DISTRICT COMMITTEE

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

LANCASTER VILLAGE PARTNERSHIP COMMUNITY OPEN HOUSE

MINUTES OF THE MEETING
NOVEMBER 12, 1997

ATTENDANCE:

PRESENT:

Mr. James Keysa, Chairman
Mrs. Jean Brunea, Vice-Chairman
Mr. William Harnack
Dr. Paul Kendall
Mr. Michael Meyer
Mr. Joseph Giallanza
Mrs. Jeannette Pecqueur
Dr. Duane Redlinski
Mrs. Mary Harcrow, Secretary

DAVE TAYLOR (Taylor & Taylor Associates):

Mr. Taylor commented that we have a wonderful community downtown. He reported that the revitalization takes a long period of time. He stated that it makes good sense to work with the buildings that already exist. He gave a slide presentation that reflected some of his ideas on what can be done to buildings with a small investment (i.e. painting). He showed examples of building that were just cleaned up and repainted or some that removed old walls to find historic architectural designs underneath.

JOCELYN GORDON (Peter J. Smith & Company, Inc)

Ms. Gordon did a market analysis on the downtown Lancaster area. This included the following steps:

- 1) Identify opportunities.
- 2) Establish long term plan.
- 3) Pass along information to encourage growth.
- 4) Encourage opportunities with attractions (Opera House).
- 5) Combine statistics of existing owners for future development.

She gave an example using "away from home eating." She reported that she found where customers came from and how many were coming from the village of Lancaster. Then the actual annual sales was determined. Then the amount of "leakage" was determined (the amount of \$ that was not spent in the area). Then she determined the amount of leakage that the Village would hope to "grab" over time. Then this is calculated into a square footage amounts. Then the buildings are inventoried so that you have the amount of eateries that would be able to fill this void appropriately into the amount of square footage specified.

PETER J. SMITH (Peter J. Smith & Company, Inc)

Mr. Smith presented 3 concepts of site opportunities for the Village. Each concept was explained in detail. These were just draft concepts of what could be done in the CBD (central business district). Many ideas were presented as to what could be done with the BOCES building, behind existing buildings, parking lots, etc. Anyone can view each concept at the Municipal Building and give their input to Dan Bacarri. At the next Lancaster Village Partnership meeting a concept will be voted upon and chosen. Then they will go back to the drawing board with specifics, such as economic proposals, cost analysis, etc.

LANCASTER HISTORIC DISTRICT MEETING: U P D A T E S:

Bill Arlow showed his sketches for the M & T Bank area with the parking and the bridge moved 20 ft south.

Mr. Keysa is planning to meet with Traci Clever (tree expert). His agenda is as follows:

- 1) Identify what needs to be removed.
- 2) Designate a variety of replacement trees and what kind of trees should be avoided.
- 3) Re-establish a tree canopy.

Dr. Paul Kendall reported that some Lancaster High School students will be helping on Friday afternoon to put up "SAVE ME" signs on all the trees in the area that are slated for removal.

Mr. Keysa reported that an ad has been placed in the Bee announcing the public hearing on Wednesday 11/19/97. This ad will be 1/4 page (\$169).

Mr. Keysa and Mr. Brody have put together the petitions. Everyone will help pass them out around the area.

Ms. Jeannette Pecqueur reported that she has contacted the area churches to place an announcement about the hearing in their bulletins. Many have also agreed to put petitions in the back of the church after all masses.

UPCOMING MEETINGS:

Wednesday 12/5/97 7:00 p.m., Lancaster Historic District Monthly Board Meeting at Municipal Building.

Respectfully Submitted By:

Mary Harcrow, Secretary