

Dean F.
8/18/92

HISTORIC DISTRICT COMMITTEE / FRIENDS OF BROADWAY

DEPEW/CHEEKTOWAGA TAXPAYERS' ASSOCIATION

August 18, 1992

Attendance

(Those present will have * in front of their names)

Historic District:

- | | |
|-----------------------|----------------------|
| * Mr. James S. Keysa | * Mrs. Jean Brunea |
| Mr. Edward Mikula | * Mrs. Judy Michaels |
| Mr. Michael Meyer | * Dr. Paul Kendall |
| * Mr. William Harnack | |

Friends of Broadway:

- | | |
|--------------------------|-----------------------|
| * Mr. Chris Brunea | * Mrs. Judy Michaels |
| * Mrs. Jean Brunea | * Mr. James Keysa |
| * Dr. Marlene Redlinski | * Dr. Duane Redlinski |
| Mr. Michael Meyer | * Dr. Paul Kendall |
| Mr. Robert Deutschlander | Mr. James Delacy |
| Miss Kathryn Kochli | Dr. Robert Kling |
| * Mr. William Harnack | Mr. Edward Mikula |

HISTORIC DISTRICT

HEARINGS

-Dr. Marchetta 5489 Broadway
 Dr. Marchetta would like to put an addition on his building. Motion by Mr. William Harnack, seconded by Mrs. Jean grant approval with the following conditions:
 1.) Match brick, windows and trim as closely as possible to the existing building.
 2.) Use panel door at rear in keeping with the panel garage doors as planned.
 Motion passed.

-Thomas Roaldi 4576 Broadway
 Mrs. Roaldi came before us asking permission to add an canvas awning and shutters to the front of the business she operates. Motion by Dr. Paul Kendall, seconded by Mrs. Judy Michaels to grant approval with the following conditions:
 1.) Canvas awning (striped in blue & white) with dusty rose lettering on the fringe, not to be backlit.
 2.) Replace the plastic shutters with wooden ones.
 Motion passed.

-Mr. Edward Church 46 Central Ave.

Mr. Church is requesting an approval for a sign for a real estate company. Motion by Mr. William Harnack, seconded by Mrs. Jean Brunea to grant approval with the following conditions:

- 1.) Mounted or painted on a flat non-illuminated surface (not back lit)
 - 2.) Sign to meet with the Village Code as to the size
 - 3.) Sign not to cover any of the leaded glass window
- Motion passed.

Minutes of July 1 & 7, 1992 meetings

Motion by Mrs. Judy Michaels, seconded by Dr. Paul Kendall to approve the minutes of these two meetings with the correction on page one of the July 7, 1992 meeting to read Mr. William (not Michael) Harnack. Motion passed.

TREASURER'S REPORT

No report was given due to Ms. Kochli's absence.

OLD BUSINESS

Masonic Temple

-A letter was submitted to the Lancaster Village Board and Lancaster Town Board stating our favoring of this building as a public building.

Blue Forms

-The Town wrote a letter requesting a copy of all our Blue Forms from our Historic District Books. Mr. Keysa wrote back informing them that they are welcome to copy our books but it would have to be on their time and expense because our budget would not accommodate that kind of expense.

Property owners letters

-Letter is on Gina's word processing typewriter disc and is ready for any changes or updates before mailing. Hopefully, a mailing can go out in Sept. or Oct. We will check with the Clerk/Treasurer about bulk mailing rates. A copy of the Historic District pamphlet and a copy of a blank Certificate of Appropriateness could also go with the letter.

Broadway Project

Ms. Judy Michaels

-Ms. Michaels spoke with both Vince Graber and Paul Tokasz in regards to the project and was told by both parties that the D.O.T. is planning to do a full E.I.S. and a scoping session

is tentatively planned for some time this fall or winter. Hopefully, some of our members will be able to serve on that scoping panel. A public hearing for this project has been tentatively scheduled for spring of 1993.

Swearing in Board Members

-Mr. Bernie Depasquale was at this meeting to swear in and have members sign the oath book. Mr. Mikula and Mr. Meyer were not present to do so. Gina will leave message for them to stop in at Clerk/Treasurer's office for this purpose.

Speaker Richard Young
Report on seminar "Saving Main Street"
"Not For Profit Organization"

-Attached are the minutes from a previous meeting of Mr. Young with the Planning Commission. The speech given was very similar to our speech and rather than duplicate typing, I am including the Planning Commissions speech minutes in our minutes. The original audio tapes will be on file in the Historic District cabinet for anyone interested.

Respectfully submitted,



Gina Bolender
Secretary



Village of Lancaster

COPY

PLANNING COMMISSION

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

MEETING OF AUGUST 18, 1992

8:00 p.m.

Municipal Building Council Chambers

Members Present:

Deborah A. Nemmer, Secretary
Richard Young (speaker)
Don Weig
Cleta Schermerhorn
Ed Hypnarowski
Mayor Posluszny

Absent:

Robert Deutschlander
Robert Over
Chester Niewczyk

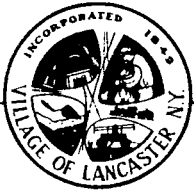
The Historical District Committee had requested Mr. Richard Young to speak about the seminar he attended in Glen Falls. Mr. Young asked that the members of the Planning Commission attend for support of the proposed project.

The meeting began at 8:00 p.m. James Keysa, Chairman of the Historic District Committee asked those present to introduce themselves. Merchants, and representatives of Lancaster Pharmacy, the gift shop on Broadway, Yia Yia's, Redlinski Chiropractors, the vacuum cleaner shop, New York Store, Music store, members of the Historic District Committee, members of the Planning Commission, Jack Bielman, Trustee Humphrey introduced themselves.

Mr. James Keysa introduced Mr. Richard Young and Mr. Young spoke of the Glen Falls seminar he attended (The Saving of Main Street). Mr. Young spoke with much interest and enthusiasm. He thanked the Planning Commission for choosing him to send there.

(The talk was similar to the one with the Planning Commission, which all members have a copy).

Mr. Young spoke of the Planning Board several times in regard to starting this project, putting it in "gear" and then perhaps "back off" and go back to the job they are appointed to do, and let the organization take over, once formed. The Planning Board would be the "vehicle" for



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now to get things going. The Planning Board is very interested in such a project and is willing to start things. There are improvements and changes that can be made.

"PEOPLE HAVE TO COME TOGETHER AND TRY TO CREATE A VISION THAT WE ALL SHARE."

Questions:

Trustee Humphrey: wanted to make a comment that she's pleased that Mr. Young is so enthusiastic. In June, she and Trustee Meyer attended a seminar with the Conference of Mayor's and she met a Mr. Blackstone there. She has his phone number, and he gave a lot of information and will answer any questions. She was very excited also, and went to the Downtown merchants and told them. There are funds available to the property owner. There is a Business District that could be set up.

Mr. Young commented that he is excited about setting up a not-for-profit organization, and that the Planning Board wants to do whatever they can do to get it started.

Mayor Posluszny spoke and is encouraged by Mr. Young's ideas and feels re-assured. He compliments Mr. Young and the Planning Board on this project. Thanks, and he is prepared to support this.

Many of the merchants appreciate what Mr. Young and the Planning Commission is doing.

Mr. Young passed out a letter from Chairman Deutschlander in regard to this project. (attached)

There will be a meeting on August 26, 1992 at 7:00 p.m. for Planning Commission members to meet with the Economic Development Committee (under the Chair of Mayor Posluszny) and at 7:30 p.m. when Mr. Rick Reinhardt, Buffalo Place, Inc. to address anyone interested in attending. (Memo attached)

Respectfully submitted

Barbara A. Kemmer, Secretary



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8/4/82 - Planning Meeting
COPY

PLANNING COMMISSION

MR. RICHARD YOUNG

SEMINAR IN GLEN FALLS, NEW YORK

The name of the conference was Main Street and it was all about how to preserve and stimulate downtown areas. The problems in Lancaster are no different than they are in Glen Falls, or Geneva, or Corning, or anyplace. The difference is what to do about it.

The thing that I'm excited about is to find that there exists so many programs that would be available to us if we were properly organized. It's unbelievable the number of things that are available as tools to do what you want to do. And I just came back feeling "WOW".

Let me just ask you these questions:

If you had a chance to have down in the downtown area any kind of shops and businesses that you would like downtown, what would they be? Now, you don't have to answer, but you must certainly have thoughts and desires, we've talked about a restaurant before, we've talked about wouldn't it be nice if we could have a bakery down here, like we used to have years ago? We could go back to one thing that's an important factor, was this fact that 75% of all shoppers are women and 75% of all women work. Consequently, the availability of services to the community are terribly important. And so even the hours in which shops are open is terribly important. But, safety, convenience & parking and all those kind of things are important. But in any event, if you ask anybody what kind of business would you like to see downtown, they might say, gee, it would be nice to have a shoe repair shop again, things like that, that's just an idea.

If I said to you, what kind of entertainment? Wouldn't it be nice to have a movie theatre? Wouldn't it be great to see nice, clean movies like East Aurora has? Or Orchard Park has? If you wanted a restaurant to go in and eat, you could have the kind of restaurant you want. All these things I'm saying is architecture.

How about activities? If you could have a choice of what activities you would like to say "that was fun - that was a fun day in Lancaster" (like the Fourth of July). Lots of fun things that people could do.

Traffic patterns - traffic has been a big problem here, and more and more all the time. So there's a lot of thought that needs to be done on traffic patterns.



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We'll go to parking. I was just looking, before I came here today, 228 cars parked at BOECES right now. And almost all of the parking places right here by the New York Store are taken by the employees of the post office or the bank. So, what looks like good public parking is not being used for public parking. But if you stop and think of the Village employees and if you put all the employees, there is not a lot of room for customers. We have to think about these things. We have to think about, and we're very lucky to have good security, but one of the biggest things that came out of the conference was the disenchantment of a lot of people for the plazas because there's a lot of crime in these big plazas. Shoplifting, car theft, and all those kind of things, and people are just coming back to a more secure Village environment if they can do it. Women that are alone at night, shopping, etc. It's terribly important, security is.

Plantings - they're doing great things with plantings. I think Mobil has done a great job with their plantings around there, but they're doing it by themselves. I think the Historical Group pushed them a little to do it, but it really is attractive.

Now, there is a lot of things that can be done. There's no question they can be done, and can it be done outside of politics? Yes it can. Are there grants and foundations and other monies available for study? Yes. And you know who's money it is? OURS. You've got to know what's going on, and nobody really knows what's going on.

Now clearly, and this is no different in Lancaster, than anyplace else, Lancaster Village, per say, suffers from a lack of concentrated effort, the Village Board is "up to here" with things to do, the Planning Board never really had that designation to do any of that, and I'm not sure we'd be the agency to do it anyhow.



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Go beyond that, the merchants themselves are struggling to try to make it. The landowners are kind of saying "ahh", so, what does it mean?

It means that we have to try to come up with a management group and it can be done.

Now, how do we do it? We've got to create a vision - a vision of what we all really would like. Now you don't create a vision in two seconds. All of those questions that I asked you are all part of the vision. Although we have to put committees together and start thinking about this, and solicit the kind of input from people with the idea in mind that ultimately we will come up with a vision. Now, we might not always agree on the same thing, but at least if we don't do it. Now, if we don't do it, if we don't come up with that vision, it'll just continue to go right down.

If we can, and we can, create a not-for-profit corporation - a not-for-profit cooperation properly set up under the laws of the State, then becomes eligible for funds and grants to do those things that have to be done. The Buffalo Place, Inc. is a not-for-profit corporation, that means that as a nfp corp., they were able to solicit funds for studies of traffic patterns, continuity of facads, and unified advertising, all kinds of things they could do with this type of committee.

Now, following the establishment of a plan, a vision if you would, for what Buffalo Place would be and the boundaries that it would encompass, then they established through the political process a business improvement district, which then permitted the type of assessments, etc. as necessary to help fund some of these things.

All funding for improvements doesn't necessarily have to come from the business community, there is just a lot of big grant money out there. I was absolutely astounded as to how much there was. For example, a gal in Clarence does a lot of grant writing, she does \$45,000.00 for Tonawanda Rockaway Township - they get \$2 million dollars a year in funding just to fund their operation. One of the things they found, for example in Rockaway they have a very definite ethnic borderline. They have a Jewish group, Puerto Rican group, they have black and they have others. They have these distinctive ethnic groups, but they did not have distinctive businesses to service

these ethnic groups, like the Jewish who would want the Jewish stores. They found that they were able, through this organization to solicit, they went around with a survey - how many of you would like to have a Kosher store? Imagine, you would come back with a survey that says there are 3,000 people who need that. Anybody who wanted to set up a Kosher store, would say that was a great opportunity. So, there are all of those things that can be done.

A problem -- like on the outskirts to Coney Island - they have a lot of homeless people. They would get funding for shelter for these people to get them off the street - people couldn't do business because there were all these people in the doorway of the stores.

In any event, what they're showing is that there's a lot of ability for organizations like this to do what a political government can't do. For example, planting, we're fortunate that the Rotary Club puts up the lights at Christmas time, but if you had the right kind of group, that could be responsible for that. Plantings: - everything could be done.

If we created a not-for-profit organization, it would open up a lot of doors. Now, Buffalo Place has a very dynamic young man - Rick Reinhardt, young & dynamic, he manages Buffalo Place. All of those activities that they do downtown - snow sculpture, etc. And even though they haven't all been successful, they certainly have done a great job in changing the image of the community, and to make downtown safer - evidence to a lot of people who went down there for New Years Eve, who wouldn't go the year before because somebody got pounded. But the last year, they had extra security employed by Buffalo Place, when there's a lot of snow to pick up or a lot of garbage, Buffalo Place has always does it.

If we could draft an improved area showing an improved vision of the Village, we could gain support in the Village residents - people to look at some draft, and sayd "wouldn't it be nice if the downtown area could be like this, and the business community would say "look we have somebody promoting Lancaster. There's a plan - people who own property would say they're not afraid to invest in property because there's an organization, there's a plan.

But none of this is going to happen unless the proper kind of an organization is set up. I think this Planning Board, who initiated the investigation into what was available (that was my part) but this Planning Board has the opportunity, I think to do some very, very dramatic things to improve the downtown area for years and years to come.

I think there is no stopping, and I think it is a matter that could be done in a couple of months..

And I think it's important that it be within a couple months.

Let me continue on. When you think of those who would be important here, there are:

the residents, the business men and women that are existing, the Historical groups, the potential businesses, those involved with safety, like the Town, the Village Police Dept., Fire Dept. Village and Town officials, - we have to come up with a picture of what we think this area should be.

Jim Keysa asked me when he found out that I was going, asked me to meet before the Historic District Committee, and I have agreed to do that on Tuesday, August 18th at 8:00 p.m. They are meeting in the Chambers here and expect to have 35 to 40 people from the two groups - the business people and the historic people. It would be dynamite if we all could be there also in support of this and show the people that we are not fooling, that there is support for getting something like this off the ground, and we would have to be very careful as to who the director of the organization would be, and who the board members would be, etc. and you would have to bring people in from all different parts of the community.

Mr. Rick Reinhardt from Buffalo Place has offered to come out and to address the people. I wrote him today, and requested such a meeting and hopefully to meet with him prior to it. So, if we can have him come out and be a part of that, that would be good. I will pursue it.

The key is that a management group has to be set up with specific objectives in mind, time frames in mind, and recognize that you can't do it all at once. There are things that can be started.

In final, all of the tools necessary are there for us to use. We just have to be organized to use them.

Let the mind run a little - Just suppose parking for bank employees, and other employees were available off Broadway (by the M&T Bank), even with the street, a second level of parking, the north side of the parking lot could be back entrances to existing stores and new, nice businesses. Funds to do that kind of study are available! There are people "chomping" at the bit to help us.

What it boils down to is we have to create and develop a vision - Lancaster Visions, Inc.: A not-for-profit organization-that's clean of what we want the community to be, and get some agreements on it - and go do it: the only thing keeping us from doing it is ourselves.

There is so much funding out there - SBA just recently gave a \$15,000.00 grant to a community for planting.

If you're organized and you have the right people, you get that stuff. There are people available (Lucy Curly in the Town) to help not-for-profit organizations.

We need to get a core of people who understand the "game" rules. A need to possibly meet with the attorney who drafted Buffalo Place, and find out costs, what the game rules are, etc. "Seed" money to generate application, etc. might be available.

DYNAMITE THINGS CAN BE DONE!!!!!!!!!!

(Mr. Young passed out papers about the seminar. Possibly, transcribed versions of the seminar topics could be acquired.

Respectfully submitted,



Deborah A. Nemmer,
Secretary



Village of Lancaster

PLANNING COMMISSION

MUNICIPAL BUILDING

5423 BROADWAY

LANCASTER, NEW YORK 14086

August 6, 1992

The Planning Commission is a group of volunteers appointed by the Village Board to study subdivisions, industrial and retail developments, etc. All members of both the Planning Commission and the Village Board recognize the need for a plan to revitalize the downtown village area, but it is a reality that neither group is the proper one to administer and to provide day to day management of the activities in the area.

The fact is very clear that unless there is skillful and dedicated management of the downtown village area it, too, can join countless other community centers in decay and misuse.

At a seminar put on by the New York Conference of Mayors information was obtained that prompts the Planning Board to take positive steps to promote the local founding of a properly constituted not-for-profit corporation. Such a corporation would be eligible for numerous grants and foundation funds needed to provide the detail planning required in all matters of concern.

We have all heard of Block Development Funds, HUD, EDA, SBA, NYJDA, NY Urban Development Corp., Economic Development Corp., DOT. There are dozens of sources for funds, but the only way to be eligible is to be either a properly constituted not-for-profit corporation or a state approved business improvement district. Clearly, if we do not obtain our share of the funds we all paid for it is our own fault.

We need to create a vision shared and endorsed by all of what we would like our village business district to be. We need to contact all segments of our community for their input, and, ultimately, we need to arrive at a comprehensive plan for what we would like Lancaster to be and how we would provide day to day management.

If the merchants, historical group, property owners and Village Board wish for us to do so, the Planning Board will assume the responsibility to, not only address other interested groups, but also set up informational sessions to establish the exact criteria needed to form a properly constituted corporation.

The tools are available to accomplish the goals of all of us for a downtown village area that will better serve our people. With your blessings we will continue leadership to help establish a non political corporation to carry on the work in the future.

Robert J. Deutschlander,
Chairman

[~~Has~~ Passed out @ 8/18/92 meeting]
-mailed to Plann. Comm members who didn't attend.