

LANCASTER, NEW YORK HISTORIC DISTRICT COMMISSION  
Minutes of the October 16<sup>th</sup>, 2002 meeting

Attendance:

James Keysa  
Ronald Batt  
Jean Brunea  
Joseph Giallanza  
William Harnack  
Michael Meyer  
Jan Pecqueur

Hearings:

**1. Khaled Sallaj – 5593 Broadway**

This owner wants to change the building from commercial to a residential establishment. There is an apartment on the 2<sup>nd</sup> floor, and he wants to make another apartment on the 1<sup>st</sup> floor. The questions came up as to whether he would need the change of use permit before proceeding with this hearing, however it was determined that since it is a downzoning, this may not be necessary.

The Petition involved the following changes: Eleven windows with shutters (casement style); one exterior door, white vinyl. He would not reside the whole property – just the lower half. The windows suggested by Mr. Sallaj are square windows. The Board said that he would need to have rectangular taller shaped windows rather than square shaped ones. The downstairs windows should be similar to the upstairs in size and shape. If all are consistent and he puts casement instead of double hung, it would look in balance to the neighborhood.

The property would not be rented, but would be for the use of the residents who are there now. Futuristically he wants to extend outside – add an addition to the side and back on the South side of the building, toward the house – not the street. The apartment upstairs will not be touched. The entrance will be changed with a two step porch from the back. Any of these changes will require an additional petition.

This request was tabled until more information is received. Mr. Giallanza will provide assistance to Islam Sallaj with the plans so they can be re-submitted to the Board.

**Status Reports:**

Minutes of the previous meeting were distributed.

Motion to approve by William Harnack

Seconded by Ronald Batt

Minutes were approved.

**BROADWAY:**

The Depew Bridge was scheduled to open Friday, October 18<sup>th</sup>. There would be room for a table under the tent if we wanted to participate.

We have to draft a letter to the DOT regarding the blacktop situation as well as a number of other items we have discussed with them.

Basically the work on Broadway is moving along well.

**LETTERS TO PROPERTY OWNERS:**

Bill Harnach will review the materials (letters, maps, etc.) to see that they will be ready to send in the near future.

**HISTORICAL INFORMATION FOR "BLUE" FORMS:**

Ron Batt, Joe Giallanza, Jim Keysa and Jan Pecqueur will meet to provide additional information for the forms.

**MISCELLANEOUS:**

The Presbyterian Church building and parking lot are moving along. Their target date for "opening" is Christmas Eve.

Jim Keysa will speak with Dr. Robert Rudewicz about improvements to the podiatrists's office.

**FAULHABER PROPERTY:**

We should give this to Jeff Simme to cite the dangerous fence. He has a half-fence in the backyard which has fallen down; it is about 2' high and presents a real hazard.

As far as the chain link fence, we reiterate that this would be a brand new fence, and chain link fences are not appropriate. Joe Giallanza talked with the Mayor last week and indicated that this has gone too far. The Mayor agreed and indicated it would be handled in a proper manner.

**POSSIBLE ITEMS TO GIVE TO JEFF SIMME FOR CITING:**

- a) Memories Restaurant – non compliance – the property is not being properly maintained.
- b) Ice Cream Station – the clutter in front may cause an accident.
- c) Hill House – (the property that burned) – cite for unkempt property
- d) Corner of Court and Broadway – it does not appear that any work is being done. If there is no work, it should be cited.
- e) Faulhaber property – the remains of a fence in the back yard should be cited as a safety hazard. It is 2' and someone could fall on it.
- f) The property formerly owned by the Steven's family (two doors east of the Amigone Funeral Home) – the porch is in very bad shape.

**Future Meetings**

The Commission has tentatively arranged to meet as follows:

November 13, 2002

December :

A Christmas party has been scheduled for Wednesday, December 4, 2002  
at Salvatore's Italian Gardens.

A meeting has been scheduled for December 11<sup>th</sup>, 2002

Submitted by James S. Keysa