

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of December 11, 2002**

Attendance:

James Keysa
Ronald Batt
Jean Brunea
Joseph Giallanza
Michael Meyer
Jan Pecqueur
Sandy Larkin

Hearings:

1. M & T Bank – Parking Lot -- John Shafflucas, Architect of the Project
The project deals solely with expansion of the existing parking lot west of M & T Plaza at 5400 Broadway. There are no plans at this time to alter the building. The changes to the parking lot are necessary as a result of the NY DOT improvements resulting in elimination of diagonal parking for customers between the curb lane and the south side of the building. They are proposing changing the lot to provide 19 spaces.
Issues discussed:
 - a. The parking spot closest to the stairs (manager's spot) will be very difficult to negotiate.
 - b. The fence should be fine. It is aluminum but appears to be wrought iron.
 - c. The Board asked for other options for the stone face wall. The wall is too high without anything to break it up. It is important that it look appropriate, as this is an entry to the new development.
 - d. The architect and M&T representative agreed to the addition of a planter about 18-24 inches in width by the stairs to soften the look of the concrete stairs. This could be planted with azaleas or rhododendrons.
 - e. The lighting as initially presented was for shoebox style lights. This was unacceptable to the Board. We were then presented with decorative poles (moldecast pg. 319 #DF6200).
 - f. The sign will need to be dealt with separately.

Exhibits of their proposed plans were passed out to board members; this included the parking lot plan and the retaining wall. There were a number of issues which the board had concerns about, and the board has decided to hold a special meeting on December 17th to discuss this issue in order to expedite their response to M & T Bank since they are anxious to finalize their plans and schedule the start of work on this project.

2. Dan Sundell of Peter Smith Company presented plans for Central Avenue. They would like the bids to go out in February – approximately 65% of the plans are ready. One issue is the fact that we have a stone bridge on Central Avenue, which is probably one of the oldest anywhere in the State of NY or the northeast, and it has been in daily use for at least 100 to 150 years; they want to cover over the façade. We are strong in our opposition and want to leave it exposed as much as possible and just repair it.

Mr. Sundell provided a slide presentation to the board, and a lengthy discussion took place on numerous topics.

Minutes of Previous Meeting: Minutes of the November 13th meeting were reviewed.
Motion by Joe Giallanza to accept as submitted.
Seconded by Jan Pecqueur.
Minutes were approved.

Treasurer's Report:

Bills will be submitted for payment.
Jim Keysa attended a seminar by continuing education on preservation law. He will submit a bill for the cost (\$25.00).
If anyone else has any bills, please bring them in so they can be submitted.

STATUS REPORTS:

Broadway:

Jim Keysa talked with Kathy Konst from the Chamber of Commerce. The bridge opening for Lancaster will take place on Friday, December 20th, at noon, and the Historic District should be involved in that. (It will be a more historic oriented ceremony this time.) John Robinson, who was three years old when he cut the ribbon for the old bridge will help cut the ribbon on this new bridge.

There is much more work to be done around the area, however, it will not be able to be completed during the period of cold weather.

Presbyterian Church:

Work is progressing well. Inside the new glassed-in area is a big cross from the church timbers. They do have quite a lot of work to do in the church to meet their opening date of Christmas Eve, but they seem to be working very hard to finish by that time.

Grant Proposal:

The proposal is ready to go. Joe Giallanza will take the forms to Bill Cansdale to sign on Thursday, December 12th since he has a meeting with him on that day. As far as the projected budget for this project, it was decided to submit for an estimated budget of \$25,000, 60% of which would come from the grant and 40% would be obtained from the village and the town. This would cover the cost of the sketches, the write-ups, printing, miscellaneous costs. It was agreed by the board to submit for this amount.

Miscellaneous:

Jim Keysa passed out some forms from the meeting that he attended on preservation law. Although these were geared primarily for Buffalo Preservation Board, they would be of interest to our Board.

Future Meetings:

December 17th, 2002 – a special meeting will take place to discuss the M & T Bank Parking Lot project.

January 8th, 2003 – next regularly scheduled monthly meeting.