

7/9/03

LANCASTER, NEW YORK HISTORIC DISTRICT COMMISSION  
Minutes of June 11, 2003

Joe = 1st  
Mike = 2nd  
Approve

Attendance:

- James Keysa
- Ronald Batt
- Jean Brunea
- Joseph Giallanza
- William Harnack
- Michael Meyer
- Jan Pecqueur
- Jeffrey Simme, Code Enforcement Officer
- Jeff Stribing, Village Trustee
- Town Police Officer

1. Hearings:

Michael Stablewski - 5513 Broadway (formerly Memories restaurant):

Mr. Stablewski presented a petition for numerous changes to his property. He wanted to add four (4) dormers in the upper roof, change the lower roof over the former restaurant to a pitched roof, remove the plate glass windows and entranceway and replace them with two (2) small windows, open the east end of the old restaurant area so as to turn it into a garage, add a garage door, remove the upper deck and re-side the building in vinyl or wood.

The Board and Mr. Simme informed Mr. Stablewski as follows:

- For so many changes he'll need to provide architectural drawings rather than his sketches. Mr. Simme indicated that the dormers would weaken the existing roof and would need to have architectural drawings, inspections and approvals.
- The Board advised Mr. Stablewski that it would not approve of a garage in the front, as this would be inappropriate. It was suggested that this portion of the building be demolished, that an appropriate door and windows be installed on the old portion of the structure and that a garage be erected towards the rear of the property.
- The Board was also concerned about the current condition of the property and whether or not the Certificate of Appropriateness from June 2002 was being followed. Mr. Stablewski said that the stockade fence did drop down to four (4) feet along the Broadway side of the property.
- The Board agreed to hold Mr. Stablewski's petition pending the submission of architectural drawings. Otherwise the petition would be considered as denied.

Add

New Bur  
Preservation Week  
2004

Reinstitute  
Award  
for  
Restoration  
& Improvement  
of Properties

2. Opera House Sign:

The Board agreed to have Mr. Keysa fax copies of the proposed sign with the changes to the members. If there were no objections, it would be considered approved.

Note: This was done on 6/12/2003 and all members either did not respond or they responded saying they approved.

Moved: Joseph Giallanza

Second: Ron Batt

Approved

3. Village of Lancaster Sign:

All members were faxed the changes to the sign. The only objections involved the wording in the center rectangle. Several members indicated that this should read "Welcome to the Historic District" rather than just specifying Central Ave.

Mover: Joseph Giallanza

Second: Ron Batt

Approved

**Minutes**

- Minutes from the May 12, 2003 meeting will be submitted at a future meeting (July). Currently are handwritten and will be typed.

**Old Business:**

- **Broadway: Jeff Stribing reported:**

Status: It is expected that the work (blacktop, curbs, etc.) will be done from Lake Ave. to the east village line by the end of June. Intersections will continue in July. The concrete work (just east of Lake Ave. west to Central Ave.) should be completed by mid-July. The workers should be out by the end of July. The Donlon family (2 families) have found alternative housing at a cost of \$200,000 - \$300,000 per family. Their house and the concrete block garage behind the Municipal Building will be removed. Streetlights (antique style) will extend from Aurora Street east to Thomas Turtle Opticians (just east of the Municipal Building). The conduit for the antique style lights goes only about 100 feet east of Lake Ave. and not all the way to the east village line as it was supposed to do.

Mr. Stribing stated that many of the DOT personnel who were involved in the planning and the earlier agreements had retired or moved on and it has been difficult to enforce prior agreements. Brenda Koshoushi is still there but the rest are not. The DOT has agreed to complete the ramp from the Municipal Building parking lot to Legion Parkway.

- **Central Ave.**

Mr. Stribing reported that they are ready to pave the west side of the street and to begin laying the brick. The brick will be red and yellow. He stated that there is no money or grant money available this year for Rotary Park (next to Brookfield Place and Plum Bottom Creek). There should be sufficient funding to do the design phase. Mr. Keysa indicated that Rotary wants to be involved in this project for the 100<sup>th</sup> anniversary of the organization.

Mr. Stribing reported that Sav-A-Lot Market will open on June 23<sup>rd</sup>. It will be open 7 days a week from 6am-8pm. This will be located in the old BOCES Building. The "ancient" stone arch bridge over Plum Bottom Creek will unfortunately be hidden by a con-form bridge due to the instability of the abutments, etc. Ron Batt provided a detailed report from today's meeting (attached).

#### **Notices to Property Owners**

The letter is ready to be printed. This will be sent to the property owners along with a petition and map of the district. A committee will need to be established to complete this (assemble the package, prepare labels etc.).

#### **Property Forms**

The information should be provided to Michael Meyer.

#### **Friends of Broadway**

Jean Brunea has notified Duane Redlinski that the Historic District Commission does not approve of the funds held at the M&T Bank being provided to the Boys and Girls Club. These funds should be used for Broadway.

#### **New Business**

- Letter of Support- Municipal Building grant. Mr. Keysa prepared a letter of support for a grant. The Board reviewed this and Mr. Keysa will send this tomorrow.
- The Alan Johnson farm just east of the village on Broadway near Glendale Drive will be demolished soon as Dr. Marchetta will be building a new office there. The rear of the property will be used for housing. The house and barn date to the 1840's. The barn has a gambrel roof that replaced a pitched roof. The contractor, Tom Ferry, has not made a submission to the Planning Board yet.
- Heritage Trees: Michael Meyer provided a copy of the City of Menlo Park, ~~New~~ *Calif* Jersey code on heritage trees for our review and consideration for the July Meeting.
- Ronald Batt provided a sheet of information regarding pricing for a book of sketches of local buildings. This was obtained from Mary Taylor of the Donning Company of Lanexa, VA.

#### **Correspondence:**

- Mr. Keysa circulated a folder on the National Preservation Conference to be held in Denver, Colorado on 9/30-10/5/2003.

#### **Future Meeting:**

The next meeting will be on Wednesday July 9, 2003.