

UNLISTED 12/22/03
CORRESPONDENCE

LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of November 12, 2003

Attendance:

James Keysa
Ronald Batt
Jean Brunea
Jan Pecqueur
Michael Meyer
Ann Karb

Excused:

Joseph Giallanza
William Harnack

HEARINGS:

(A) Paul Justinger – Nickel City Insurance – 5532 Broadway – Temporary Sign.

Approval was requested by Mr. Justinger to utilize, as a temporary measure, a sign which had been on his previous place of business until a permanent sign is approved and manufactured. The sign in question measures about 4 x 7 feet and is currently leaning against the Broadway building.

After consideration, the Board felt that the current sign is too large and should be removed. Approval was granted for the temporary use of a soft banner-type sign which would be attached to the building and would not be back-lit. This sign must not exceed 2 feet high x 6 feet long, in accordance with the Code of the Village of Lancaster, Ordinance #152.37, Paragraph 3, which specifies one square foot of signage per linear foot of building. The approval will extend to February 1, 2004. If the permanent sign is not completed by that date, it will be necessary for Mr. Justinger to obtain another permit to allow continuance of the temporary sign.

It will also be necessary for Mr. Justinger to appear before the Board next month for approval of the permanent sign. He is working with a firm in Alden who is in the process of designing the permanent sign, and it is expected that this will take approximately three months to complete.

Motion to approve: Jean Brunea. Second: Michael Meyer.
Approved with above stated conditions.

Minutes of Previous Meeting:

The minutes from October 8, 2003, were distributed and read. Motion to approve was made by Jean Brunea; second by Ron Batt. Minutes approved.

Treasurer's Report:

No activity to report.

Mr. Keysa stated that three members of the Board had attended a seminar on Saturday, November 8, and the total cost of \$110 would be paid for by the Commission.

OLD BUSINESS:

(A) Broadway/Central Avenue/Municipal Building Parking Lot – Status Report:

It was noted that the bridge on Broadway has been reopened after resurfacing.

The bridge on Central Avenue is still in the process of being completed. The corrugated steel culvert material has been installed as well as some shoring at the front of the Kelleher building. The old archway is still visible, although the façade which had previously been there is gone. We are unsure when this project will be completed.

With regard to the Municipal Building parking lot, Mr. Keysa has spoken with Tom Romano who was going to investigate what could be done about having islands installed around the light poles because of the dangerous situation which exists.. Ron Batt suggested that we write a letter to the Village Board notifying them that this is a situation where someone could get injured because there is no step-up at the base of the poles. In the letter, or possibly in a separate letter, it was agreed the Board should also convey our feelings of being generally very pleased with the improvements which have been made including street lights, grassy areas, sidewalks, pedestrian crossing lights, etc. It should also be indicated that we believe the improvements have made Lancaster much more attractive as a historic destination site on Route 20. Mr. Keysa stated that he would compose a letter to the Village Board with copies to the Town Board, David Carr from the State Department of Transportation, and Bernadette Castro, Commissioner of the New York State Department of Parks, Recreation and Historic Preservation.

(B) Notices to Property Owners:

A previously scheduled meeting had been postponed and it was decided to reschedule to 7:30 p.m. on November 19, 2003, at James Keysa's office.

(C) Property Forms:

A previously scheduled meeting on this topic was postponed until December 17, 2004, at Joseph Giallanza's office.

(D) Book – Lancaster Buildings:

Ron Batt reported that he has been in contact with Karl Kipp who required a timely decision on this project because he had other jobs he needed to attend to. Since we are not in a position for a final go-ahead, Mr. Kipp is going to work on another project first and postpone ours to a later time, possibly May or June, 2004. This would give the Board the opportunity to look into getting necessary funding in place. There were a couple of different possibilities as described in last month's minutes. It was noted that even the lower \$10,000 figure could possibly increase to \$15,000 to complete the project unless we were able to obtain a grant.

With regard to grants, Jim Keysa feels we could file once again this year for a grant now that we have a clearer idea of what our goal is. Since we now have an artist, samples of his work, and could provide a sample of write-ups, this would give a clearer picture of what our vision is. He felt a grant would be a good possibility in this case and referred to the seminar of the previous Saturday where various grants were discussed. There are also funds available for publications, etc. that were spoken about at the seminar.

NEW BUSINESS:

(A) 5522 Broadway – Possible Demolition:

Mr. Keysa provided Board members with copies of a letter he received from Jeff Stribing regarding 5522 Broadway. He stated that he had already advised Jeff of our concern that the building not be demolished. When we allow the destruction of old buildings, we weaken the fabric of the Historic District by permanently changing the streetscape.

It was agreed that Mr. Keysa would send a letter to Jeff Stribing indicating our desire to preserve this building, which probably dates from the 1890's. It was also suggested that the Board should request an opportunity to tour the building to see first-hand its interior condition.

(B) Deteriorating Properties:

It was suggested that Jim Keysa address a letter to Jeff Simme, Town Building Inspector, requesting his follow-up of three properties which are in need of attention.

(1) The Former Memories Restaurant Property.

This property is currently not being maintained and has an overall unsightly appearance. The Board would like an investigation to see if there is any existing health problem or any other reason why this should be cited so the property can be cleaned up.

(2) 5441 Broadway – Fowler and Volker Offices.

It was noted by Mr. Keysa that the roof of this building is in very poor repair and the rear porch is deteriorating. He would like this situation reported to the owner.

(3) Frosty's Ice Cream Stand – Northwest corner of Holland and Broadway.

It was noted that the owners have stacked their outdoor furniture for winter storage in front of the building, which is very unsightly. It was suggested that this furniture should be stored elsewhere, possibly inside the E.B. Green building which is currently used as a storage facility and which is very near the location of the ice cream stand.

(C) NYS – Resumes:

Jim Keysa again reminded the Board members to submit their resumes to him as soon as possible. Currently, he has received them only from Ron Batt and Jan Pecqueur. The resumes, as well as minutes from the past year's meetings, will need to be forwarded to Andrea Rehak.

(D) Landmark Seminar:

Jan Pecqueur, Ron Batt and Jim Keysa attended a seminar at the Roycroft Inn on November 8. They received helpful information from several sessions, but considered the subject of applying for grants to be of particular interest.

CORRESPONDENCE/ARTICLES:

Mike Meyer provided the Board with information he received on a Cultural Landscaping Seminar to be held from March 18 to March 20, 2004, in Baltimore, MD. This is being sponsored by Goucher College in collaboration with a number of other educational institutions.

FUTURE MEETINGS:

- (A) Christmas Party – Wednesday, December 3, 2003.
- (B) Wednesday, December 10, 2003.
- (C) Wednesday, January 14, 2004.
- (D) Wednesday, February 11, 2004.

Meeting adjourned.