

LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of December 10, 2003

Attendance:

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

HEARINGS:

(A) Nickel City Insurance – Paul Justinger – Signage at 5532 Broadway.

A petition was presented to the Board for approval of a permanent sign to be placed on the building which formerly housed Dr. Adessa's offices. Currently, a sign which had been at their previous location is in place in front of the building. This temporary sign was discussed at last month's meeting.

Mr. Justinger came before the Board with more information on the proposed permanent sign. The illustration he provided depicted a sign with a blue background with white lettering reading Nickel City Insurance followed by the address, 5532, and the phone number. Underneath the rectangular sign is a smaller sign reading "Associated Physicians of Western New York." The size of the sign they are requesting is 8 feet in width x 3 feet high, and measures a total of eight feet from the ground to the top of the sign. The proposed lighting would be from the ground onto the sign and would not be back-lit. Mr. Justinger requested that the sign be set back eight feet from the sidewalk. The following issues were discussed:

- (1) Mr. Justinger was informed that according to the Code of the Village of Lancaster, Ordinance #152.37, Paragraph 3, the main rectangular sign should not exceed 6 feet in width x 2 feet high; therefore, the sign would have to be downsized to meet these specifications.
- (2) Concerning the eight-foot setback from the sidewalk, it was questioned whether this was permissible. Mr. Keysa believes that twelve feet is the required distance. It was suggested that Mr. Justinger check with the Code Inspection Office and Building Inspector to clarify this issue, as well as to confirm the size of the sign.
- (3) The sign as pictured in the illustration provided for a space of 3 feet 2 inches between the ground and the bottom of the sign. The Board suggested that, for aesthetic purposes, 24 inches should be allowed as the maximum height off the ground.
- (4) Concerning lighting, it was agreed that ground-up lighting would be acceptable.
- (5) Although the Board does not have jurisdiction over the color of signs in the Village, it was suggested that the blue color which was pictured did not blend well with the color of the building and should be reconsidered. It was recommended that possibly a rust color (Cape Cod red) should be considered. Mr. Justinger indicated his concurrence with the recommended color.

Motion to approve: Joseph Giallanza. Second: Jean Brunea.
Mr. Keysa abstained from voting. Signage approved with the conditions stated above.

Minutes of Previous Meeting:

The minutes from November 12, 2003, were distributed and read. Motion to approve was made by Jean Brunea, second by Jan Pecqueur. Minutes approved.

Treasurer's Report

No activity to report.

OLD BUSINESS:

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

It was noted that the bridge on Central Avenue is nearing completion. The railing matches the bridge on Broadway and looks excellent. The curbs were installed last week and the concrete forms for the yellow and red brick have been poured. Overall, the area appears much larger and is a great improvement.

Mr. Keysa informed the Board that, due to lack of funds, the municipal parking lot will not be striped at this time. Mr. Giallanza brought up the issue that the entrance to the parking lot is difficult to see and needs better lighting. Also, it was mentioned that the left turn lane near the parking lot was confusing and could be dangerous.

(B) Notices to Property Owners:

A meeting was rescheduled to 7:30 p.m., January 21, 2004, at James Keysa's office. Previous to that meeting, any required changes will be provided to Bill Harnack for incorporation into the letters.

(C) Property Forms:

The meeting which had been scheduled for December was changed to 7:30 p.m., Wednesday, January 7, 2004, at Jan Pecqueur's house.

(D) Landmark Book:

There was nothing new to report on this project.

NEW BUSINESS:

(A) It was noted that two trees were removed at the southwest corner of Broadway and Burwell. One of the trees appeared to be in very poor condition and needed to be taken down. However, the large one on the corner was removed by the Village, apparently at the request of the property owner. At this point in the meeting, Michael Meyer supplied the Board with a copy of the East Aurora Heritage Tree Ordinance which might be helpful to Lancaster in establishing a basic ordinance for heritage trees. James Keysa stated he would make copies of this document and provide them to committee members.

(B) Mr. Keysa informed the committee of two building permit approvals which had come to his attention. One was for Nickel City Insurance and the other concerned a fence on the property of Robert Faulhaber on Broadway. This property is in the Historic District and committee members noted that they had no knowledge of the proposed fence.

This prompted a discussion in which Jean Brunea questioned the date when the Master Plan for the Village was approved. She and William Harnack stated that they have no knowledge that it actually was approved; however, James Keysa felt that it had been. This was considered an important issue since the Board has been stating that we have been following the Central Business District regulations. Michael Meyer and Bill Harnack stated that we were going by copies of the draft. It was agreed that Jeff Simme should be contacted to clarify this issue.

CORRESPONDENCE/ARTICLES:

Jan Pecqueur provided a brochure describing a tour of Buffalo's Sacred Churches which will be conducted on Monday, February 16, 2004. This is a day-long tour including St. Adalbert's, Corpus Christi, Blessed Trinity and St. Stanislaus churches, and will be followed by a meal at Ulrich's restaurant.

James Keysa brought in a newspaper clipping concerning additional property which the Landmark Society acquired adjacent to the Hull House, Erie County's oldest stone residence. This newly acquired land contains a cemetery where Hull family members are buried, as well as a barn which may eventually become a visitors' center. This is considered a significant acquisition which will ultimately enhance Lancaster as a tourism destination.

UPCOMING MEETINGS:

- (A) Wednesday, January 14, 2004.
- (B) Wednesday, February 11, 2004.
- (C) Wednesday, March 10, 2004.

Meeting adjourned.