

8/8/05

LANCASTER, NEW YORK  
HISTORIC DISTRICT COMMISSION  
Minutes of June 8, 2005

**Attendance:**

James Keysa  
Jan Pecqueur  
Joseph Giallanza  
Michael Meyer  
Ann Karb, Secretary  
Jeff Stribing, Community Development Director

**Excused:**

Jean Brunea  
William Harnack

**HEARINGS:**

**A. 8:00 p.m.: Robert Deutschlander – Signage for Ladies Workout Express – 5430 Broadway.**

Mr. Deutschlander was in attendance this evening and expressed his appreciation to Board members for their patience while awaiting final signage to be created. A Petition for Certificate of Appropriateness was submitted for approval of an aluminum sign, 30 inches high x 12 feet long, with four-fixture gooseneck lighting system as per attached drawing. Colors are red, white and teal. This is a permanent sign to replace the temporary banner presently on the building. A replacement sign, which is backlit, would also be installed in front of the building; however, the original signage has been in place for a long time and is covered by a "grandfather" clause permitting this lighting.

Joseph Giallanza made a motion to approve these signs as described in the petition. Second by Michael Meyer. The petition was voted on and approved by Board members as submitted. A signed copy of the petition was provided to Mr. Deutschlander at this evening's meeting in lieu of forwarding by Certified Mail.

**B. 8:20 p.m.: David Fenster – Sign for Fenster & Lewis, LLC – 5522 Broadway.**

Mr. Fenster attended this evening's meeting to provide information concerning his Petition for Certificate of Appropriateness for a wooden sign to be installed in front of his office, perpendicular to Broadway. The signage portion is 41 inches x 22 inches, the post is about five feet tall, and the sign will contain no lighting. The lettering and scrolls are hand-carved and gilded in gold leaf. Details and sketches were provided with the petition. The Board felt this was a good example of the type of sign that we would like to see used by businesses in the Historic District.

Joseph Giallanza made a motion to approve the sign as described in the petition. Second by Jan Pecqueur. The petition was voted on and approved by Board members as submitted. A signed copy of the petition was given to Mr. Fenster at this evening's meeting in lieu of forwarding by Certified Mail.

**C. Betty Aquila – Repairs to "Sugar Bowl Building" at West Main Street & Central Avenue.**

Ms. Aquila had submitted a petition covering replacement of rotted wood on the roof of the "Sugar Bowl Building." She, however, was unable to attend this evening's meeting and it was decided to postpone discussion of the petition until a future meeting when she could be in attendance.

**Minutes of Previous Meeting:**

The minutes from the meeting of May 11, 2005, were distributed and read. There were no additions or corrections noted. A motion to accept the minutes as submitted was made by Joseph Giallanza. Second by Jan Pecqueur. The minutes were approved as submitted.

**Treasurer's Report:**

- (A) Jim Keysa reported that at the end of the 2004-2005 fiscal year, \$24.00 remained unspent in the Commission budget. An expenditure of \$590.00 was reported in May to compensate Jan Pecqueur for her services in organizing Commission documents in a location in the Municipal Building. These files had been accumulating for a number of years and presented a very labor-intensive task. The expenditure had been approved by Commission members at the May meeting. An additional \$125.00 was paid to Jim Keysa for hours spent assisting Jan in this project. Jim Keysa subsequently received a letter from William Schroeder, Chairman of the Village Finance & Claims Committee, stating that these fund allocations should have been approved by the Village Board prior to transfer of funds. Jim stated this type of expenditure had never been made in the past and he was unaware of this procedure. He offered an apology for the oversight and stated this policy would be followed in the future.
- (B) Jim Keysa reported to Commission members that we did receive a line in the Village budget for \$7,500 to match funding previously approved by the Town of Lancaster for our book project. It will now be possible to begin creating this book. Our goal is to have the project completed within the next twelve months.
- (C) A proposal was made by Jim Keysa to increase the compensation for the Commission Secretary from \$1,000 per year to \$1,200 per year. After discussion, a motion was made by Joseph Giallanza to increase the Secretary's rate of compensation to \$1,200 per year. Second by Jan Pecqueur. The motion was approved by Board members. Jim Keysa will send this request to the Finance Committee for approval.

**OLD BUSINESS:****A. Broadway/Central Avenue/Municipal Parking Lot.**

- (1) Tree Replacement - Jim Keysa reported that an automobile struck one of the young trees on Broadway in front of the Episcopal Church and this tree will have to be replaced. Jim also noted that there are a number of other trees in Lancaster and Depew that have died or are diseased. Jeff Stribing stated that the DOT has wanted the Village to sign off on the project but this has not been done. He will follow up on having the trees replaced.
- (2) Parking Lot Safety – The issue of having islands installed around the guy wires in the municipal parking lot was again discussed. Jim expressed concern about someone falling and being injured and a possible lawsuit being filed against the Village. The Village Board has been put on notice of this fact through our minutes on numerous occasions but, as yet, nothing has been done to correct the situation. Since the building is in the Historic District and on the Historic Register, we do have some authority over this issue.

**B. Sign Ordinance.**

Jim Keysa reported that he spoke with the Mayor who expressed his desire to have a meeting on the sign ordinance issue. Jeff Stribing was asked whether he thought a sign ordinance could be enacted. His stance is that since the Master Plan was adopted and the Central Business District was a part of it, this is what we should be following. Jim stated that it is still not clear if this was officially approved by the Village Board but we do plan to use this as our guideline, especially in view of numerous sites of portable lighting in the Historic District.

**C. Rotary Park – Southeast Corner of Central Avenue & Brookfield Place.**

The Board members were advised by Jim Keysa that the park project is moving along very well. He has seen the designs describing a brass medallion with the Rotary emblem surrounded by four benches. There will be concentric rows of bricks around the medallion containing names of current Rotary members and then names of prior members. The public will be able to buy bricks for inscription as well.

**D. Vacancy on Board.**

A letter was sent by Ann Karb to the Mayor and Village Trustees on May 16 expressing our desire to fill the position of Dr. Ron Batt, and recommending Mrs. Tina Preston as his replacement on the Board. A copy of an application letter from Mrs. Preston was forwarded with our letter. After hearing nothing further on this issue, Jim Keysa called Tammy Derkovitz to inquire about the status of Mrs. Preston's appointment and was told that the letter never arrived at the Mayor's office. A copy of our original letter will be left at the Village Clerk's office this evening. Hopefully, approval of Mrs. Preston will be obtained by our next meeting.

**E. Files.**

Jim Keysa reported to the Board that Jan Pecqueur has spent numerous hours organizing Commission files and they are now available in an office on the second floor of the Municipal Building. It was noted that it will be necessary to obtain additional keys for that door.

**F. Periodicals.**

A subscription to Old House Journal was ordered by Jim Keysa. He also expended \$54.95 for a copy of the book entitled The Latest Illustrated Book of Development Definitions as discussed at the May 11 meeting.

**G. Potter's House of the Presbyterian Church – Windows.**

It was noted that this issue has been a sore point between the Historic Commission and the church for a long time. Aside from the fact that glass block windows are not architecturally appropriate for the building, they also present a fire hazard. Our board members also felt that we should have been given the opportunity to make a final response previous to the Village Board's approving the windows, especially in view of the fact that two new trustees who were not familiar with our position were voting on this issue. Joe Giallanza stated that the outcome of this situation was disheartening, and an indication of the lack of respect the Village Board has for the Historic District Commission or anyone who is attempting to make Lancaster look like a historic community. Jeff Stribing commented that Rick Lord from the State Preservation Office stated to him that it would be advisable to change the appeal board for issues such as this to the Zoning Board rather than the Village Board. Making this change would remove the influence of politics from similar situations in the future.

**NEW BUSINESS:**

**A. M & T Bank Relocation.**

Jim Keysa called the Board members' attention to the fact that the M&T Bank will be relocating further down Broadway on the site of the former Aronis Restaurant. Plans are displayed in the bank showing the layout of the new facility. It appears that the western end of the lot will be housing the new bank and that another business will be locating next to this. It is understood that the present bank building has been sold but we are unclear about what business will be locating there in the future. Jim remarked to Jeff Stribing, who is Community Development Director, that he would like to see a high quality restaurant in that location which would complement the Opera House very well.

**B. Parking Lot Next to Music Store on Central Avenue.**

Jim Keysa remarked that the parking lot between the Village Music Store and the Gelateria is seriously deteriorating and in need of refurbishing and striping. Jeff Stribing agreed that this will need to be looked into.

**UPCOMING MEETINGS:**

- (A) Wednesday, July 13, 2005.
- (B) Wednesday, August 10, 2005.
- (C) Wednesday, September 14, 2005.

A motion to adjourn the meeting was made by Joe Giallanza. Second by Mike Meyer.  
The meeting was adjourned at 9:00 p.m.