

Unlisted
9-12-05

LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of July 13, 2005

Attendance:

James Keysa
Jean Brunea
Jan Pecqueur
William Harnack
Michael Meyer
Ann Karb, Secretary

Excused:

Joseph Giallanza

HEARINGS:

A. 8:00 p.m.: Gregory and Betsy Young – 5538 Broadway – Fence and Deck.

Paperwork concerning the proposed work was considered by members in advance of our meeting in order to expedite approval because this property is included in the upcoming Lancaster house tour on July 16 and 17. Greg Young attended our meeting this evening to provide additional details and receive official approval for the work.

Under consideration was a cedar post and rail fence to be installed along the driveway property line and this was illustrated in pictures. Five votes were cast on the fence issue. Joe Giallanza voted against the design because he felt it was not correct to the period of the house. Four votes were cast in favor of it. Will Harnack abstained from voting.

The other issue under consideration was the addition of a 16 x 18-foot deck to the back of the house, which would have little visibility from the street. The deck would be constructed of pressure treated lumber and have iron spindle railings. Five votes were cast concerning the deck. Michael Meyer, who felt the materials were not appropriate, cast a dissenting vote. Four votes were cast in favor of the proposal. Will Harnack abstained from voting.

A motion to confirm the approval of the fence, as described above, was made by Jean Brunea. Second by Jan Pecqueur. The fence was approved by Board members, with opinions detailed above.

A motion to confirm the approval of the proposed deck was made by Jan Pecqueur. Second by Jean Brunea. Board members confirmed the approval of the deck, as detailed above.

Mr. Young was provided with a signed copy of the Petition for Certificate of Appropriateness marked "Approval" with Jim Keysa's signature and date. Jim Keysa provided Jan Pecqueur with the original petition to be placed in our file when we are provided a key to access the file room.

B. 27 Central Avenue – Windows.

A petition for approval of replacement windows in this building had been received and a hearing will be scheduled for the August meeting.

C. Repairs to "Sugar Bowl Building" at West Main Street & Central Avenue.

A hearing with Ms. Betty Aquila on this issue will also be scheduled for the August meeting.

Minutes of Previous Meeting:

The minutes from the meeting of June 8, 2005, were distributed and read. There were no additions or corrections noted. A motion to accept the minutes as submitted was made by Michael Meyer. Second by Jan Pecqueur. The minutes were approved as submitted.

Treasurer's Report:

Jim Keysa noted that he received a copy of the Village budget which provides the Historic District Commission with \$600.00 for office supplies, \$600.00 for dues and subscriptions, \$1,000.00 for professional services, zero for New York State matching funds, \$7,500.00 matching funds for publication of historic buildings book, for a total of \$9,700.00. Jim stated that he will request that the amount for secretarial services be increased from \$1,000.00 to \$1,200.00 annually, as approved by our board members at the June meeting. The additional \$200.00 would be transferred from the Dues and Subscriptions allotment.

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

Jim Keysa again noted that there are a number of dead trees on Broadway and nothing has been done about replacing them. Jeff Stribing had stated he would look into this. Also, to Jim's knowledge, there is nothing being done about the safety issues in the Municipal Building parking lot. Jan Pecqueur also made note that the location of the amusement rides at the Fourth of July celebration should be relocated next year behind the Municipal Building rather than blocking off Central Avenue. Jim Keysa concurred with this suggestion, but reiterated that the issue of the dangerous guy wires would have to be addressed before the relocation of rides could be done. The Village Board will be sent a letter putting them on notice that we feel the exposed guy wires present a dangerous situation and, if someone were injured, it would present a liability issue for the Village. In the same letter, a suggestion concerning relocation of the amusements will be addressed.

B. Sign Ordinance.

At the June meeting, Jeff Stribing was asked whether a sign ordinance had been officially enacted. He stated that since the master plan was adopted several years ago and the Central Business District was a part of it, we should be using this as our guideline. Will Harnack made a motion that we request a copy of the final document, with Jean Brunea offering a second. It is still not clear if this ordinance was ever officially approved by the Village Board.

C. Rotary Park.

Jim Keysa noted that the Rotary Park project is moving along very well and work is expected to begin in August. He described a walk approaching a circular area with a medallion in the center for the Rotary, and four benches surrounding this. There will be concentric blocks surrounding the medallion that can be purchased by individuals and inscribed as memorials. The cost of the blocks will be \$25.00 each and can be obtained by contacting the Rotary Club.

D. New Board Member.

Commission members were advised that Mrs. Tina Preston was approved by the Village Board on June 27 as a replacement for Ron Batt, and her term will expire on April 14, 2008. Jim Keysa left a message on her answering machine concerning her approval, but it is not clear if she received the message since she has not yet responded.

E. Files/Keys to File Room.

At present, no one on our board has a key to the file room in the Municipal Building and we are unable to access our own records. Keys will be requested.

F. Periodicals.

Jim Keysa was informed that in order to obtain a copy of the book entitled The Latest Illustrated Book of Development Definitions, we will have to submit payment to Rutgers Press with our order. After an invoice is received by Jim, he must then submit it to the Village Clerk who will see that a reimbursement check is issued.

G. Potter's House of the Presbyterian Church - Windows.

Aside from the aesthetic issues of the glass block windows, it is felt that a significant safety issue has been created by their installation. It is still a question whether the lower level of the building is being used exclusively as a storage area, or whether it is also being used as a congregating space, which would be in violation of the Fire Code.

To avoid future problems as occurred with the approval process for the glass block windows, it was the consensus of the Commission members that a change in the appeal process should be instituted for approvals of Historic District changes. It is felt that the Zoning Board would be a more appropriate body, in accordance with SHPO recommendations, and that our by-laws should be changed to substitute the term "Zoning Board" for "Village Board" concerning appeals in the future.

A motion was made by Will Harnack that we notify the Village Board that we would like the appeal process changed to have the Zoning Board substitute for the Village Board as suggested by SHPO. Second by Jean Brunea. The motion was voted on and approved.

A letter expressing this vote will be sent to the Village Board, with a copy to the Zoning Board.

H. M&T Bank – Future Use.

It was noted by Jim Keysa that it is unknown what type of business will occupy the building next to the post office after M&T moves to its new location next to the Olive Tree Restaurant. The new bank is expected to be ready around October. Jim was of the opinion that a quality restaurant would be a good replacement business for the vacant site.

I. Parking Lot Repairs between Twin Village Music and AJ's Gelateria.

At our June meeting, Jeff Stribing stated he would follow up on repairs that need to be made in this parking lot. This issue will be included in the letter to the Village Board concerning the sign ordinance and the municipal parking lot repairs.

J. Book Project.

Now that we have the funding for our architecture book in place, it was decided to set up a meeting to discuss the project in detail and meet with Karl Kipp to ascertain what drawings he has available for the project. A meeting was scheduled for 7:30 p.m., Monday, July 18, at the Municipal Building and Jan Pecqueur will check with Tammy Derkovitz regarding availability of the meeting room.

Jim Keysa and Jan Pecqueur both had prepared tentative lists of possible properties to be included in the book. These included government buildings, National Register buildings, churches, local landmarks, houses and barns.

NEW BUSINESS:

A. New Web Site for Town.

Jim Keysa referred to a letter he received from the Town of Lancaster that was addressed to business owners informing them of a new Internet project. When completed, this project will provide Lancaster area businesses with another way to communicate with potential customers. The Town has accepted the services of Rochester, NY, based CTI Communications, Inc. E Local Link, a division of CTI Communications will produce an on-line video program that will highlight the Lancaster area's business/industry, education, health care, recreation and housing assets and attributes. It will now be possible for a limited number of Lancaster businesses to share their story with visitors to the Town of Lancaster website by using video streaming. When the project is completed, the Town of Lancaster's website, which is currently under construction, will serve as the entrance for Lancaster's story on E Local Link.

B. Web Page – National Register Project.

Will Harnack, Village Historian, reported that he has completed the database for the web page on the National Register properties at lancasterpast.org. He stated that Mr. Taylor sent him a CD Rom with information on the Historic District and he will provide copies of the CD to interested Commission members. There is still some information that needs to be updated but the database is otherwise quite complete.

C. Main Street Awards.

Will Harnack referred to the National Trust for Historic Preservation Conference he attended in Baltimore and which was detailed in the minutes from the May meeting. It had been noted that New York State was not represented as having a Main Street program. He has subsequently learned that New York has its own Main Street program that is part of the Department of Housing and Urban Development in Albany. He also learned that grants are available and that in 2004, Jamestown received \$200,000, Lackawanna received \$200,000, LeRoy received \$200,000, and Lockport received \$50,000. This is primarily for building facades. Will Harnack felt that Lancaster would probably be a very good potential candidate for future funding and has had a discussion with the Mayor on this subject.

UPCOMING MEETINGS:

- (A) Wednesday, August 17, 2005 (postponed from August 10).
- (B) September 14, 2005.
- (C) October 12, 2005.