

LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of November 9, 2005

Attendance:

James Keysa
Jean Brunea
Jan Pecqueur
Joseph Giallanza
William Harnack
Tina Preston
Ann Karb, Secretary
Jeff Stribing, Liaison
Jeff Simme, Building Inspector

Absent:

Michael Meyer

HEARINGS:

A. Faith United Methodist Church, 5505 Broadway – Sign Replacement.

Mr. Grant Amey was in attendance this evening to provide additional information on signage plans. The revised plan shows a fabricated aluminum top section with a recessed fluorescent lighting fixture that will illuminate the sign from above – not backlit. The sign portion is 4 feet x 6 feet, as on the original plan; however, the overall height has been lowered to two feet above the ground. The sign will be supported by two 16 inch x 16 inch brick columns and the brick will match the church building as closely as possible. The total width of the sign has been reduced to nine feet from the previously proposed ten feet. It was overall agreed that the revised plan was more aesthetically correct than the original plan.

A motion was made by Jean Brunea to accept the changes in signage as submitted in the revised plan. Second by Will Harnack. The board voted to approve the petition as submitted.

Mr. Amey was provided a signed copy of the petition at this evening's meeting.

B. Seven Owls Tea Room – 42 Aurora Street – Owner, Myra Vining - Parking Lot and Sign.

Approval was requested to expand a current parking lot of three spaces to six to eight spaces. Jim Keysa stated he had been contacted previously about this because of a time factor for completing the parking lot before the cold weather and had given tentative approval. He noted that this change would affect only a portion of the grassy area and he had been in contact with a number of people who approved of this change. A copy of the survey was submitted, as well as a drawing of the proposed changes to the landscape. It was noted the building would not be affected in any way.

A motion was made by Joseph Giallanza to formally approve the parking lot changes as submitted. Second by Jan Pecqueur. Board members voted unanimously to approve the proposed parking lot.

Approval was also requested for a wooden sign, burgundy with gold lettering and trim, which would be situated on the front of the property near the parking lot. The dimensions are 30 inches high x 48 inches wide and the sign would have no lighting. Board members had a very favorable impression of the signage.

A motion to approve the signage as presented was made by Will Harnack. Second by Tina Preston. The board voted unanimously to approve the proposed signage.

Myra Vining was provided with a signed copy of the petition at this evening's meeting.

C. Mastercraft Upholstery – 25 Central Avenue – Sign.

Dawn Gaczewski of Adworks was in attendance at this evening's meeting to make a presentation concerning the proposed new signage. A picture was submitted for the board's consideration. It is proposed that the sign will be installed vertically on the front of the building – not in the sign band area where previous signage had been located. The dimensions are two feet wide x six feet high, and the sign would have no lighting. Method of attachment is two-inch steel post with bracket attached to the building. The materials are steel, aluminum core sign foam, and new board would be painted to match fascia. Jim Keysa mentioned that the CBD rules call for maintaining the sign bands wherever possible, and that there is evidence on the building of a horizontal sign band remaining on the side of the building from a previous sign. He suggested that possibly some molding could be attached onto that to improve the appearance of the new sign. Ms. Gaczewski concurred and stated that her company was already looking into this. Jean Brunea also voiced her concern that the vertical lettering facing the building difficult to read. Ms. Gaczewski stated they had tried altering the lettering but the result was not satisfactory.

A motion was made by Joseph Giallanza to approve the signage as presented, with the caveat that the final rendering with the dentil in place on the sign band be presented for our approval before the sign is installed. Second by Will Harnack. Board members voted to approve the motion. Ms. Gaczewski agreed to this provision.

D. Peter Gubala – 5608 Broadway – Porch Roof.

Jim Keysa stated that today he received a Request for Petition of Appropriateness from Mr. Gubala for replacement of his porch roof. Mr. Gubala also stated he had another idea about the dovecote on his garage for us to consider. Jim left a message on his machine for him to come before the board for approval. Mr. Gubala did not appear at this evening's meeting so the issue will be tabled until the December 14 meeting. Since the new roof appeared to be a replacement in kind, it was not felt that this would present a problem.

Will Harnack made a motion to approve the porch repairs with like materials, with the provision that he must come to our December 14 meeting and discuss the garage dovecote as a separate issue before proceeding with that. Second by Joseph Giallanza. The motion was voted on and approved by board members.

Minutes of Previous Meeting:

The minutes from the meeting of October 12, 2005, were distributed and read. Jan Pecqueur made a motion to accept the minutes as submitted. Second by Tina Preston. The minutes were accepted.

OLD BUSINESS:

A. Broadway/Central Avenue/Municipal Building Parking Lot, Trees.

Jim Keysa stated that a few changes made were made behind the Municipal Building, one of which was the installation of an exterior box for payment of taxes. Regarding the trees on Broadway, Jeff Stribing reported that the DOT has not returned his call as of this date.

B. Rite Aid Drug Store Plans – Central Avenue and Pleasant Avenue West.

Jim Keysa stated that he has had no further information on this project.

C. Sign Ordinance – Central Business District Ordinance.

Jim Keysa reported that he, Jeff Stribing, Jeff Simme and several others have been working on the new Central Business District ordinance and changes have been made to the 2000 draft to make it more appropriate. Jeff Stribing stated that the amended draft is completed and the Village Attorney will put it into a third draft form which will be presented to the Planning Board, Village Board, Zoning Board and Historic District Commission. Then a public hearing will be held and it is expected the ordinance will be accepted prior to March 1, 2006, which is the date for applying for the previously discussed grants.

D. Rotary Park – Central Avenue and Bookfield.

Jim Keysa reported that the official groundbreaking has been held and the cement and medallion has been installed in the park.

E. Grants.

As reported in Item C above, March 1, 2006, is the date for grant application.

F. M&T Bank (Old Building) – 5400 Broadway.

The bank will be closed on November 10 and will reopen at its new location on November 14, 2005. No further information is available concerning future use of the vacated building.

G. Book Project.

Jim Keysa reported the book project is progressing and it is time for our group to begin working on the write-ups pertinent to the illustrations. A list will be submitted to board members so they can select the drawings they would like to describe. The next meeting on the book project will be November 16.

H. Secretarial Assistance.

Board members were informed that Ann Karb will be resigning her position as secretary of the Historic District Commission subsequent to preparing the minutes for this evening's meeting. Tina Preston volunteered to act as secretary, and her offer was gratefully accepted by the board members.

NEW BUSINESS:

A. Ladies Workout Express (Masonic Temple) Sign.

Jim Keysa made note of the fact that a sign was installed at the new location of Ladies Workout Express without reviewing this with the Historic District Commission. The numbers on the sign are backlit in violation of Historic District requirements. The owners will be sent a letter informing them of the need for a permit.

CORRESPONDENCE/ARTICLES:

Nothing reported.

UPCOMING MEETINGS:

- (A) Christmas party, Monday, December 12, 2005.
- (B) Wednesday, December 14, 2005.
- (C) Wednesday, January 11, 2006.