

Lancaster Historic District Commission
Lancaster, NY
5455 Broadway
Lancaster, NY 14086

MEETING MINUTES
December 14, 2005

1. **Attendance / Call to Order**

The meeting was called to order at 7:35 p.m. Roll call was taken by Chairman Keysa.

Present:

James Keysa, Chair
Jean Brunea
Joseph Giallanza
William Harnack
Michael Meyer X
Jan Pecquer
Tina Preston
Jeffrey Stribing (8:35 p.m.)

Absent / Excused:

Jeffrey Simme

Roll call indicated (7) seven board members were present and a quorum existed.

2. **Hearings**

a. 5608 Broadway / P. Gulaba – Porch roof, dovecote

Mr. & Mrs. Peter Gubala attended the meeting and presented the board with additional information regarding his proposal and an update on the status of the dovecote on the garage. He indicated that he is requesting a change in the original plan and would like to replace the dovecote concept with a cupola which would be placed on top of the garage. Decorative scallop (fish scale) vinyl siding would be added to the top of the garage to mirror the house. This work would be done in April – May 2006.

A motion was made by W. Harnack to approve the application as presented.
Seconded by J. Brunea.

MOTION APPROVED: In a vote of (7) seven to (0) zero.

ACTION: Send a copy of the approved application via certified mail.

b. 37 Central Avenue / w. Schutt – Window replacement

Mr. William Schutt attended the meeting and presented the board with information regarding his application. Discussion included that the windows being replaced would have the look of double hung windows. Metal flashing above the windows will stay in tack remaining the same.

A motion was made by J. Giallanza to approve the application with amended drawing which should reflect the windows appearing as double hung. Seconded by W. Harnack.

MOTION APPROVED: In a vote of (7) seven to (0) zero.

ACTION: Send a copy of the approved application via certified mail.

c. Central Ave. / Mastercraft Upholstery – Molding

The board reviewed the drawings submitted by Adworks which addressed the concern over the signboard holes with the addition of decorative moldings.

A motion was made by J. Giallanza to approve the application with amended drawing addressing the molding addition. Seconded by J. Brunea.

MOTION APPROVED: In a vote of (7) seven to (0) zero.

ACTION: Send a copy of the approved application via certified mail.

3. **Minutes -- November 9, 2005**

A motion was made by J. Giallanza to approve the November 9, 2005 Board meeting minutes as submitted. The motion was seconded by J. Brunea.

MOTION APPROVED: In a vote of (7) to (0) zero.

4. **Old Business**

a. Broadway / Central Ave. Parking lot

Chairman Keysa reported that the 12/6/05 meeting of the Village of Lancaster Community Development Corp. discussed the issue of the lighting and the interest of making it appear "warmer". No further action was given and the board will continue to monitor the outcome of the committee.

b. Rite Aid Drug Store

Chairman Keysa informed the board that the project is status quo to the best of his knowledge and he will continue to monitor its progress. There was no further action taken by the board.

c. Sign Ordinance

J. Stribing informed the board that the ordinance was being prepared and will be submitted for review to the Village Board, HDB, Planning Committee and Zoning Board. He hopes for final adoption by the Village Board at the February, 2006 meeting.

d. Rotary Park

Chairman Keysa reported that the medallion was put in place on the walk and bricks of donors to the project will be laid in the spring. There was no action taken by the board.

e. Grants -- Update

Board member W. Harnack provided an update regarding the NY Main Street program and the RFP coming out. He suggested all board members view their web site at www.nymainstreet.org to review the qualifications for projects. Harnack recommended a "combination" proposal be submitted that include all three elements outlined in the RFP. He also recommended that the "New York Store façade" would provide "more bang for the buck" and should strongly be considered in the application. Additional reasons to focus on the New York Store included: Use of 2nd floor as Youth Theater or as apartment space, proximity to Fire Museum on W. Main Street. There was no action taken by the board.

f. M & T Bank

No additional information was available. There was no action taken by the board.

g. Book Project

Chairman Keysa provided a status report on the project. He indicated that a publisher has yet to be secured yet and inquired what was required by the Village & Town for securing one and if it was necessary to go to bid on project. He also reported that an RFP was sent and quotes were provided. J. Stribing suggested that a letter be submitted to the village outlining what has been done including the RFP and price quotes, providing a recommendation on a preferred vendor with justification and requesting their approval.

Clarification that the artist fees would be considered "sole source" was also provided by J. Stribing.

Chairman Keysa requested each board member to select a few properties to gather information on for the text in the book. A list of the book drawings was circulated to board members received assignments. Deadline for submission of information should be approximately mid January in hopes that the book will be ready to be published in February.

5. New Business

a. 5497 Broadway / Ladies Workout Express

It was reported by Chairman Keysa that two signs have been installed at this location without board approval (back lit and pull in sign).

ACTION: A letter be drafted to Town Building Inspector Jeffrey Simme requesting that this be addressed including a request to "turn off" the lit numbers and include notification of the requirement of board approval for the signs.

b. Broadway / New York Deli

It was noted that NY Deli has erected a sign without board approval.

ACTION: A letter be drafted to Town Building Inspector J. Simme requesting that this be addressed including notification to the requirement of board approval for signs.

c. Church Tour

The possibility of a tour of Buffalo Churches by Bill Cook was brought to the board's attention by Chairman Keysa. After board members expressed interest he indicated he would contact Mr. Cook to schedule a tour. Board member Giallanza indicated he would pursue carrier coach to inquire on a complimentary bus being made available.

d. H-O Silo Demolition

There was discussion by board members of the H-O Silo for the Seneca Casino project. There was no action taken by the board.

e. Correspondence on 5476, 5478, 5472 Broadway

The boards received a correspondence expressing concern over violations on these properties.

ACTION: A letter be drafted to Town Building Inspector J. Simme requesting that concerns indicated at these properties be addressed.

6. Correspondences / Articles

a. 54 Lombardy St. / Mr. & Mrs. Wright and Nancy Monin

Chairman Keysa reported that he received an article from a 1940 Better Homes and Gardens issue.

ACTION: Copies be sent to Town Historian Harley Scott and Nancy (Wright) Monin.

7. Upcoming Meetings

- a. Wednesday, January 11, 2006 – J. Pecquer and J. Giallanza excused.
- b. Wednesday, February 8, 2006 – J. Pecquer and J. Giallanza excused.
- c. Additional meeting dates noted: March 9, 2006, April 12, 2006

8. ADJOURN

A motion was made by J. Pecquer to adjourn the meeting, seconded by J. Giallanza
MOTION APPROVED: (7) seven to (0) zero.