

Lancaster Historic District  
Lancaster, New York

MEETING MINUTES  
February 8, 2006

**1. Attendance / Call to Order**

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

Roll Call:

James Keysa, Chair	present
Jean Burnea	excused
Joseph Giallanza	excused
William Harnack	present
Michael Meyer	present
Jan Pecquer	excused
Tina Preston	present
Jeffrey Stribing	present
Jeffrey Simme	absent

Roll call indicated that five (5) board members were present and a quorum existed.

**2. Hearings**

There were three (3) hearings scheduled.

- a) 5533 Broadway (P. Kendall) – Exterior changes to building to accommodate handicap access, sign at front of building and site lighting about perimeter of building and porch ceilings. A motion was made by Harnack to accept the proposal as submitted. Seconded by Meyer.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried

ACTION: To accept the proposal as submitted.

- b) 5432 Broadway (Dr. C. Schwach) – New signage, 2 posts 8', from sidewalk 3' off ground, barn red in color. Keysa presented concern to owners over liability since the sign was being placed on adjacent property and suggested a written agreement be drafted between the two parties. A motion was made by Meyer to accept the proposal as submitted with notation that the background color of the sign to match the redwood color of the building. Seconded by Preston.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried

ACTION: To accept the proposal with color clarification as submitted.

- c) 5430 Broadway (Broadway Deli) – Overhead sign with gooseneck lighting, double sided A -frame sign. Keysa reminded the owner that the A-frame sign must be brought in the evening. A motion was made by Meyer to accept the proposal as submitted. Seconded by Harnack

MOTION APPROVED: In a vote of five (5) to zero (0). Carried  
ACTION: To accept the proposal as submitted.

- c) 25 Central Avenue (Mastercraft Upholstery)  
There was a question by representative from Ad Works whether notification of the approval of the application for the sign was done. Keysa requested a motion to again approve the proposal submitted for exterior signage be made. A motion was made to reapprove the proposal submitted by Mastercraft by Preston. Seconded by Meyer.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried  
ACTION: To accept the proposal as submitted.

Preston requested clarification of who should be notified of the approval of application submitted to the board for review. It was agreed that applicant would be notified and the owner and sign maker be carbon copied.

### **3. Meeting Minutes – January 11, 2006**

A motion was made by Meyer to approve the January 11, 2006 meeting minutes as presented. Seconded by Harnack.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.  
ACTION: Received and filed. A copy sent to the Lancaster Village Clerk.

### **4. Treasurer's Report**

The Treasurer's report for the period of July, 2005 – February, 2006 was presented to the board by Keysa. Chairman Keysa reminded the board that it will be necessary to adjust the budget lines to pay for the production of the book. There was no further discussion.

ACTION: The report was received and filed by Keysa.

### **5. Old Business**

- a) Broadway / Central Ave. Municipal Building Parking Lot  
There was no new information available.

ACTION: In March to prepare a list of the trees which need to be replaced in March to be forwarded to the DOT by J. Stribing.

- b) 60 Central Ave. (Rite Aid) – Stribing reported that there has continuing discussion between Ed Church and Rite Aid re: the purchase of

a 9' strip of land adjacent to both properties and the issue of leveling the site. He informed the board that Rite Aid indicated that the building would not likely be moved to the front of the lot but the design previously agreed upon would be considered which includes a "Knee Wall" at the front of the lot. Harnack indicated that the Board should be more involved in the design process and that any further plans regarding the structure needs to come before the board for review prior to any further action by Rite Aid.

**ACTION:** Keysa requested Stribing to contact Rite Aid and request a meeting to further review proposal. Stribing agreed.

- c) Design Standards Committee – Keysa reported the document is in the final review process to be included in a Grant application for the CBD. Harnack raised many questions and expressed strong concerns regarding the document which included the need to have it final for the grant application and whether the plan would eliminate the need for the Historic District Commission. Keysa indicated that the document provided a frame work on which to work with.

**ACTION:** Discussion tabled.

- d) Rotary Park – There was nothing new to report. Keysa encouraged the purchase of a brick. Harnack opened discussion regarding the Village Event Sign and questioned the sign's circles/logo's policy and procedure. Keysa reported that the "circles" are to be purchased and the Rotary is at this time the only one. Harnack voiced his displeasure for the look of the circles and requested that future purchase and / or designs be put forth to the board for review.
- e) Grants – The board discussed concerns over the grant proposal being submitted and the direction being encouraged by the grant writer. Board members Harnack and Preston suggested the grant pursue and "anchor store" concept with the New York Store serving as the focus to the proposal.
- f) Book – J. Keysa reported 52 pictures done to date. Need more help on write-ups. Keysa indicated a letter was sent to the Mayor requesting approval to enter into contract with Parinello for the printing of the book and for the use of the pictures in to building.
- g) M&T Bank – Stribing informed the board that prospects for the sale of the building have not materialized however there is a new interest by another bank in the property. The drive thru lease situation is still a concern in how it will impact the proposed CBD design.

- i) Review of properties referred to Building Dept. –
- 5497 Broadway (Ladies Workout Express) – Letter sent no response. Board requested the property be sighted by the building inspector.
  - 5622 (R. Mohr) – Worked stopped in May, 2006 – Board requested building inspector notify owner to come before board and submit application.
  - 5476 / 78 Broadway (apt. building) – Order to remedy be sent.
  - 5472 Broadway (Havana Harry's) – Order to remedy be sent

#### **5.b New Business**

- a) Additional properties discussed: Mashlonick, Sweet Briar, Katherine Cretekos, Moose Club (A frame sign)

**ACTION:** Send a letter to Building department requesting the building be reviewed and appropriate response be done.

#### **6. Correspondences / Articles**

**Buffalo News** – Tear Down / Save it. Keysa requested copies to the board members

#### **7. Upcoming Meetings**

Wednesday, February 8, 2006 – Board Meeting  
Wednesday, March 8, 2006 – Board Meeting  
Wednesday, April 12, 2006 – Board Meeting

Wednesday, January 18, 2006 – Book Meeting  
Wednesday, February 1, 2006 – Book Meeting  
Wednesday, February 16, 2006 – Book Meeting

#### **8. Adjourn**

A motion was made by Meyer to adjourn the meeting, seconded by Preston. The meeting was adjourned at 9:23 p.m.

**MOTION APPROVED:** In a vote of five (5) to zero (0). Carried

**ACTION:** none