

Approved ~~As Amended~~

5 A. "Remove

Keysa ADD IT WAS'

**Lancaster Historic District Commission
Lancaster, New York**

MEETING MINUTES

April 12, 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 Brunea	present
Joseph Giallanza	excused
William Harnack	absent
Michael Meyer	absent
Jan Pecqueur	present
Tina Preston	present
Jeffrey Stribing	present
Jeffrey Simme	absent

Roll call indicated that four (4) board members were present and a quorum existed.

2. Hearings

There were two (2) hearings scheduled.

- a) 5486 Broadway – Nick Prospero – Request to install siding on the house. Mr. Propero presented the board with a sample of the color. Keysa asked if the removal of the fake stone on the front porch was going to be part of the project. Mr. Propero informed him that it was not due to financial constraints. The board strongly encouraged Mr. Propero to include the renovation of the porch as part of the project. A motion was made by Brunea to accept the proposal as amended with the following recommendation "Siding will be acceptable but the board strongly recommends that the fake stone on the porch be removed & sided to match the rest of the house. Seconded by Pecqueur.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried

ACTION: To approve the proposal as amended. Preston will send a fully executed copy of the application to Mr. Propero.

- b) 60 Central Ave. Rite Aid – Ellicott Development Corp. – Bill Paladino and Tom Fox representing Ellicott Development Corp. made a presentation to the board on the proposed project to demo the existing building and build a new one. The presentation included addressing numerous recommendations made by the committee. Village of Lancaster Mayor, William Cansdale was present and addressed the board stating that Rite Aid Corp. has made accommodations to project and encouraged the board to do the same on the remaining issues to move the project along. Discussion items and clarifications included:

- Rite Aid will temporarily locate to the Save-A-Lot building for 2 months during the construction.
- New Building 11,153 sq. ft. with a drive-through, parking spaces for 40.
- Site needs to be excavated grade will change, knee wall constructed along frontage of property. Using sandstone/limestone for the construction was recommended.
- Access of parking lot next to Twin Village Music Store will still be available.
- Concern over loss of green space and removal of trees. Board encouraged saving the two trees near Eddie Ryan's restaurant.
- Board recommended using stamped concrete vs. proposed cross hatch striping on the walkways.
- Sign will be 15 ft high and be lit with gooseneck lights.
- No back lit signs on site; all will be done with either gooseneck or spots.
- Boards request to change front entry from round to square, Bill Paladino indicated that the entrance is a "trade mark" design of Rite Aid and they will not reconsider this. The board requested architectural enhancement of round façade to marry the two designs.
- J. Stribing indicated he would connect with other businesses surrounding the site to see if there is interest in utilizing the dumpster site.

Chairman Keysa requested that Ellicott Development Corp. prepare a written response for review in an Executive Meeting of the Historic District Board for final approval.

3. Meeting Minutes – March 8, 2006

There were two amendments made. They include: 1. correction Jan Pecqueur spelling, Jean Brunea spelling. A motion was made by Preston to accept the March 8, 2006 Board Meeting Minutes as amended. Seconded by Brunea.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried.

ACTION: Received and filed. A copy of amended minutes sent to the Lancaster Village Clerk.

4. Treasurer's Report

The Treasurer's report was presented to the board by Keysa (attached). He noted that funds were transferred for the production of the book.

ACTION: The report was received and filed for audit.

5. Old Business

- a) Broadway / Central Ave. Municipal Building Parking Lot – ^{IT WAS} Keysa noted that there has been the planting of new trees on Broadway by the Village not the DOT and that the light on the SW corner of the bridge is still missing. He also noted that the Rotary project is progressing nicely.

ACTION: Send a correspondence to Mayor Cansdale regarding the light and the replacement of trees which have died along Broadway and request

the issue be resolved. To conduct a survey of the trees planted by the DOT to determine condition

- b) Book Project – Keysa reported that a purchase request from the Lancaster School District was received for 250 copies of the book. The book should be available in May. A marketing plan for the sale of the book was discussed with suggestions of a poster be created and sale booths be set up at the July 4 Celebration and the July 15 & 16 Garden / House Tour.
- c) Design Standards Committee Legislation – A public hearing was held on March 13, 2006 regarding the amendment to the Village Code. The draft is on file with the Village Clerk. The grant application was withheld until the standards are completed. Stribing noted that the Village Attorney has misgivings regarding the proposed changes.

ACTION: A letter be drafted to the Mayor regarding the status of the standards and request what needs to be done to complete the project.

- d) Buffalo Church Tour – Keysa reported that the tour has not been scheduled yet.
- e) Appointment of Board members – Keysa reported that the terms for board members Keysa, Pecqueur and Giallanza expires in April, 2006 and that all have been reappointed to the board for another term.

6 New Business

None to report

7. Correspondences / Articles

There were none

8. Upcoming Meetings

Wednesday, May 10, 2006 – Board Meeting

Wednesday, June 14, 2006 – Board Meeting

Wednesday, July 12, 2006 – Board Meeting

Wednesday, April 19, 2006 – Book Meeting

Special Executive Session /Rite Aid Project - TBA

9. Adjourn

A motion was made by Pecqueur to adjourn the meeting, seconded by Brunea. The meeting was adjourned at 9:15 p.m.

MOTION APPROVED: In a vote of four (4) to zero (0). Carried