

Lancaster Historic District
Lancaster, New York

MEETING MINUTES
August 9, 2006

1. Attendance / Call to Order

The meeting was called to order at 7:45 p.m. by Chairman Keysa

Roll Call:

James Keysa, Chair	present
Jean Brunea	present
Joseph Giallanza	absent
William Harnack	present
Michael Meyer	present
Jan Pecqueur	present
Tina Preston	present
Jeffrey Stribing, Village Liaison	excused
Jeffrey Simme, Town Bldg. Ins.	Absent

Guests: Mr. & Mrs. Dudas and family (8:00 p.m.)

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

2. Hearings

There were no hearings scheduled.

3. Meeting Minutes – June 14, 2006

A motion was made by Pecqueur to accept the June 14, 2006 Board Meeting Minutes as amended. Seconded by Brunea. Keysa noted that there was no Board meeting in July.

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

ACTION: Received and filed. A copy of minutes will be provided to the Lancaster Village Clerk.

4. Treasurer's Report

Not available for the meeting. Keysa requested Preston to prepare the report and send to board members.

ACTION: There was no action.

5. Old Business

- a) Broadway / Central Ave./Municipal Building Parking Lot / Tree The NYSDOT was forwarded the list of trees needing to be trimmed and replaced requesting they do the work. There was no further information available regarding the missing light pole replacement.

ACTION: Request Stribing report on status of light pole.

- b) Status on various structures:

- 8 Clark St. – A request was made to tour property prior to meeting. Keysa noted that the current owner / potential future owner is exploring the removal of the carriage house and construction of a new structure on the property (like) which could include an apartment. Board members who visited the property noted it is in need of structural repairs including foundation. Harnack noted that the board does not have jurisdiction over the zoning of the property (i.e. addition of apartment) only the structure integrity and preservation of the structure and stated if a new structure is built it should be “in-kind” with only its current function. Neighbors to the property, Mr. & Mrs. Dudas spoke before the board voicing their strong opposition to allowing an apartment to be constructed in the carriage house. They also noted an adjacent neighbor, Peter & Sandra Bedard, has strong opposition of removal of the structure and indicated prior interest in the purchase of the property to preserve it. The Dudas’ expressed concern over the current condition of the structure and considers it not only an “eye sore” but a danger. They requested repairs be made. Keysa informed the Dudas’ there concerns will be noted and passed on to the Building Inspector’s Department. Keysa will meet with potential future owner on Friday to tour the property
- Additional Properties on Clark St. & School St. – Mr. & Mrs. Dudas informed the board of two properties adjacent to them which appear to have numerous housing violations and have become an eyesore and problem to the neighborhood. The Dudas’ were informed that code violations are addressed by the Building Inspectors office however stated that the board would note their concerns with respect to the general condition of that area of the Historic District.
- 11 School St. - There is no longer interest by the Town to purchase the property of additional parking for the library. He noted that an F.O.I.L. on the property was requested by A. Martin.
- Property on Aurora near Wally’s Keystone/ Owner Larry Bochen - Keysa reported that there has been discussion of the purchase of the property by Loecher Funeral Home for additional parking. He

indicated to Mr. Loecher that the board would strongly oppose such a purchase since the building has historical significance to Lancaster and is in good condition.

- W. corner of Broadway & Court St. – Discussion on improved condition of property.
- Gubala Property – Discussion that there has not been construction of the cupola on the garage as agreed.
- Memories Restaurant – Discussion of no activity and property is still being used to store vehicles.
- Mashlonik & Reinbold Funeral Home – Discussion of condition of property (paint and maintain).
- NY Deli – Signage of fence. Keysa noted it exceeds the number allowed.
- Faulhaber barn – Discussion of newly painted mural in barn.
- Ladies Workout Express – Discussion of back lit sign.
- Mohr Property – Discussion of condition of porch.
- Rite-Aid Store – Discussion on current status of property.

Board member W. Harnack noted that a trend that has become evident throughout the historic district which can be best defined as “Distressed Areas or Pockets of Blight”. Examples included the Broadway corridor near Frosties and Memories Restaurant, Central Avenue near Mashlonik Funeral Home and Clark Street /School St. He expressed concern to their proximity to anchors in the Historic District and noted the ramifications of this trend to the Historic District. Preston indicated that it would be beneficial to the Commission if a board member was present when necessary at Village Board meetings. Keysa suggested she secure the agenda’s and notify a board member to be present if appropriate.

ACTION: Chairman Keysa requested a letter be sent to Jeffrey Simme regarding properties which there has been no progress on with respect to code violations and to make reference to the “Distressed Areas or Pockets of Blight” and the concern by the Board to this trend. He instructed the letter be copied to Mayor Cansdale, the Village Trustees, Supervisor Keysa and the Town Council members.

6. Book Update

Keysa presented a mock up / draft of the book noting it will be available for purchase at the Christmas walk.

7. **CLG grant application** – no action.

8. **Church Tour** – no action.

9. **New Business**

- **Christmas Party** – Pecqueur indicated she make reservations and inform the board of the date and location at the next meeting.
- **Recognition Awards** – An Ad-Hoc Committee (Harnack & Preston) was formed to discuss criteria for an awards program for outstanding property restoration within the District. They will meet to begin to development of criteria for the awards and the creation of a campaign for May, 2007 which is National Preservation Week.

10. **Correspondences / Articles** - There were none.

9. **Upcoming Meetings**

Wednesday, September 13, 2006 – Board Meeting

Wednesday, October 11, 2006 – Board Meeting

Wednesday, November 8, 2006 – Board Meeting

Wednesday, December 13, 2006 – Board Meeting

10. **Adjourn**

A motion was made by Harnack to adjourn the meeting, seconded by Pecqueur. The meeting was adjourned at 9:00 p.m.

MOTION APPROVED: In a vote of six (6) to zero (0). Carried

ACTION: none