

Lancaster, New York  
 MEETING MINUTES  
 November 14, 2007

### 1. Attendance / Call to Order

The meeting was called to order at 7:34 P.M. by Acting Chairman Meyer.

#### Roll Call:

James Keysa, Chair	excused	Jeff Stribing	present
Jean Brunea	present	Jeff Simme	present
Joseph Giallanza	excused		
William Harnack	present		
Michael Meyer, Acting Chair	present		
Jan Pecqueur	present		
Grace Miller	present		

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

### 2. Hearings / Petitions

**a) Petition for Certificate of Appropriateness: 58 Aurora St.** Jacqueline Woodward (Frame Designs by Jacqueline); Contractor: Quality Aluminum II, Ronald Kwiatek  
 Ms. Woodward and Mr. Kwiatek presented the following proposed changes

1. Roofs/Roofing
  - Add matching dormer with shed roof and corbels to match
  - Vinyl soffit trim (house is already sided)
  - Repair downspout
2. Windows
  - Replacement windows (eventually throughout structure): Double hung white, same size with same lights (6 over 1)
  - New box bay window, same size opening, shed roof – **Discussion with the board resulted in the following agreement** : Proportions will be 25% flanks, 50% picture window
3. Doors
  - Garage man door, replaced 6 panel wood with 6 panel steel, **already replaced**
4. Exterior Walls
  - Repair mortar in the porch area
5. Porches and/or Balconies; Exterior Stairs and/or Fire escapes
  - Handicapped ramp, with railings original to the house discovered on the premises
  - Extend back porch to cover 12x16 existing footer with roof, with railings original to the house discovered on the premises, matching original/other porch

Lancaster, New York

6. Landscape features

- Parking lot – **Discussion with the board resulted in the following agreement:** Black top, Subject to DOT review, no damage to tree

7. Signs

- Wooden ground-lit, similar in size and elevation to Seven Owls Tea Room across the street, by Garland Graphics

MOTION: Harnack: To approve as proposed and according to the discussion of the parking lot and bay window. Seconded by Pecqueur.

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

ACTION: Miller will send notification of decision.

**a) Petition for Certificate of Appropriateness: 23 Church St. Ken and Theresa Partell**

1. Windows – Replace defective windows to match original 8 over 1 lights, if possible.

MOTION: Brunea: Approve replacing with same or with 8 over 1 lights, if possible. Seconded by Pecqueur.

MOTION APPROVED: In a vote of four (4) to zero (0), Harnack abstaining due to being a neighbor of the petitioners.

ACTION: Miller will send notification of decision.

**3. Administrative Matters:**

**a) Approval of meeting minutes:**

MOTION: Pecqueur: To accept minutes from October 10, 2007 meeting.

Seconded by Meyer.

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

**b) Treasurer's Report:**

Office supplies: \$465.29 remains

Dues and Subscriptions: \$600 remains

Professional Services: \$800 remains

Expense and travel: \$1, 066.06

These numbers do not reflect some professional/ travel expenses for Miller and Brunea.

**Book Project:** The town has been paid what it was owed for the book project. See correspondence between David Brown, Director of Administration and Finance, and Michael Stegmeier, Village treasurer. The total cost for the book project was over \$25,000, and approximately ½ of this cost has been recouped. Any profits will go into the general fund. The LHDC may submit budget requests. Also, there may be an artist who has not yet been fully paid.

## Lancaster, New York

**Preservation 360 Conference:** Money for attendance came from approximately \$2500 donated some years back. Stegmeier recommended requesting a specific budget for annual conference attendance. Budget time is Feb/March.

**c) Public Comment on Matters of Interest**

1. **90 Central Ave:** Simme: Sign issue is in the court's hands.
2. **5653 Broadway: Richardson House trees:** 1<sup>st</sup> tree removed; 2<sup>nd</sup> tree is safe.
3. **5497 Broadway: Ladies workout Express (Masonic Lodge) temporary sign:** Simme: No code against it. One is pending that would limit temporary signs to 4 months of the year 30 days at a time.
4. **5511 Broadway:** Konst temporary sign: A public safety issue since it blocks corner view. Simme will ask them to remove.
5. **Opera House:** Harnack: Backlit awning on Central – no reason for it to be lit this way. The signage has been changed without approval. Simme will make them turn it off and find another way to illuminate it. Stribing suggested Christmas lights.

**4. Old Business**

- a) **SHPO Seminar in Lancaster:** Brunea: Spoke to Julian Adams: He is willing to come after holidays (Jan/Feb) to educate all the boards in the area.
- b) **CLG Grant:** Miller still working on it. Currently researching project ideas, and will need to speak to Stegmeier re: calculating costs and in-kind services, etc. Annual report should be submitted first.
- c) **CBD Main Street Program: Harnack:** Saratoga was similar.  
**NYSMS program grant:** Stribing: grant request was rejected, needs more: Score was 46/100.  
 Harnack: A copy of what was submitted would be needed. Hamburg's was approved.  
 Lancaster's master plan includes developing Cayuga creek waterfront.  
 Stribing: RestoreNY: will be meeting with Reynolds, Volker, M&T re: Save-a-lot building. Needs developers, to show Bank what the interest is.  
 Harnack: That site would be improved by getting Cayuga Creek listed as an official creek on the State Dept. Waterfronts list (NYSWaterfronts.com)
- d) **Preservation Tax incentives:** Miller: primarily for very large scale projects which can be structured such that the tax benefits go to entities with high tax liabilities

## Lancaster, New York

(Banks, etc.) But smaller projects can be bundled together and are beginning to be desirable. This could be beneficial to Lancaster, but otherwise there is little in Lancaster on a scale to take advantage of these incentives.

**e) Historic Preservation Commission Members reception: Reports:** Meyer and Pecqueur: Julian Adams was there.

**f) SHPO Preservation 360 Reports:** To be delivered at a special meeting after the holidays.

**g) Village Historian Office:** pending completion of archiving project

**h) Christmas Party:** Attendance: not harnack

**i) Filing Archives project:** Progressing.

#### 5. New Business:

**a) Book Sale:** Keysa suggests approaching: Depew Schools

**b) Town's 15<sup>th</sup> Anniversary:** tabled

**c) Chairmanship of the Lancaster Historic District Commission:** See letter submitted by Keysa: resigning at the Christmas Party

**d) Art donation:** Keysa: Fotoni Renzoni donated her two original drawings from the Lancaster Architecture and History Book. Grimes-Davis Mansion – Town; Trolley over Cayuga Creek – Village. Need to thank and publicize: Photo, coverage in paper

**e) CLG Annual Report:** Miller is researching for both years

**f) Budgeting:** conference spending will be added

**g) National Trust conference 2011:** Perhaps a program or event could coincide

**h) Tammy Derkovitz, Village Clerk, resignation 11/7/07:** Card signed and will be mailed by Miller.

**i) Local landmark Designation:** Meyer: For buildings on or off the register, it gives us power over them in addition to National Register statutes. Do not need to already be National Register listed.

#### 6. Correspondence/Articles:

**a) Correspondence**

Mr. Keysa to members of the Board, November 14, 2007. Re: Intention to step down from Chairmanship.

**b) Articles**

Reap, James K. and Melvin B. Hill, Jr. "Law and the Historic Preservation

Lancaster, New York

Commission: What Every Member Needs to Know.” Cultural Resources Partnership Notes. 2007: Heritage Preservation Services, National Park Service

**8. Next Meetings:**

December 12, 2007

January 09, 2008

February 13, 2008

**8. Adjourn**

MOTION: Brunea: To adjourn at 9:22 P.M.. Seconded by Pecqueur.

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

