

Lancaster Historic District Commission
Lancaster, New York
MEETING MINUTES
December 12, 2007

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1. Attendance / Call to Order

The meeting was called to order at 7:36 P.M. by Acting Chairman Meyer.

Roll Call:

James Keysa, Chair	excused	Jeff Stribing	present
Jean Brunea	present	Jeff Simme	absent
Joseph Giallanza	present		
(will be away through April)			
William Hamack	excused		
Michael Meyer, Acting Chair	present		
Jan Pecqueur	present		
(will be away through March)			
Grace Miller	present		

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

2. Hearings / Petitions: None scheduled

3. Administrative Matters:

a) Approval of meeting minutes:

MOTION: Pecqueur: To accept minutes from November 14, 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: \$600 remains

Expense and travel: \$1,444.06 remains

c) Public Comment on Matters of Interest

1. 90 Central Ave: Church plead guilty to certain violations and will be sentenced on the 18th, but won't take down sign, might be planning on refurbishing it in the future.

2. 5497 Broadway: Ladies workout Express (Masonic Lodge)

Simme previously said that there is currently no code against it. One is pending that would limit temporary signs to 4 months/year 30 days at a time. The board has concerns that current codes are not being enforced.

ACTION: Miller will address concerns to Simme.

3. 5511 Broadway: Konst temporary sign: Gone.

4. Opera House: Backlit awning on Central. Stribing: Tom Kazmierczak is gone and Linda Costa is retiring. Give till the spring since changes are underway and the site is a work in progress.

5. Korner Kaffé (currently 231 Aurora Street at corner of Como Park Blvd.)

Stribing: interested in a storefront on Central Ave.

6. Hunt Mortgage: 5440 Broadway (Old M&T): New sign in violation of Central Business District Design Standards and without Certificate of Appropriateness or permit. Stribing: Knew ahead of time that these were required, but did not comply. Must also put lines in for lower parking lot.

ACTION: Miller will send Violation Notice letter(s) to appropriate officials (possibly Peter Hunt, Gary Hunt, Carol Federman?, Linda Mallia) at Hunt requiring them to submit Petition for Certificate of Appropriateness and stating consequences. Also will cc: Building Dept and Village Board.

7. Creeping Blight: The Board discussed problems with building department and judicial enforcement of the code and HD/CBD design standards, resulting in deteriorating and poorly maintained neighborhoods. Absentee ownership is a problem.

Stribing: Now that the police transition is over, the village needs to start investing in community development, or Lancaster will become more like other blighted areas.

Pecqueur: Suggested a meeting of all the commissions to air out problems and re-establish cooperation and focus on maintaining community/ quality of life in Lancaster.

Stribing: Meeting with developers re: Boces building: could include some residential, but not well situated for retail due to shopping surrounding Lancaster. Needs a cultural anchor.

8. Frosty's: 5500 Broadway: Should not store all equipment/furniture in front of a National Register Building.

9. Elks: 33 Legion Pkwy: temporary sign: Stribing: The sign is temporary because it's on DOT property. Talked to DOT, would need to sell it (for approx. \$218). A Maintenance and Use Agreement is in process.

4. Old Business

- a) **SHPO Seminar in Lancaster:** tabled.
- b) **CLG Grant:** tabled pending annual report submission.
- c) **CBD Main Street Program:** tabled.
- d) **SHPO Preservation 360 Reports:** at a special meeting after the holidays.
- e) **Filing/Archives project / Historian office:** progressing.
- f) **Book Sale:** Keysa previously suggested Depew schools: Sue Jacobs/Kimberly Mueller.
ACTION: Pecqueur will talk to Sue on Friday before leaving. Miller will follow up.
- g) **Town's 175th Anniversary:** tabled.
- h) **Art Donation to Village:** Fotoni Renzoni: need to thank/publicize.
ACTION: Miller will draft a letter inviting her to come to a Village Board Meeting, Meyer will also attend. Once arrangements have been confirmed, Miller will get put on VB Agenda and information regarding event will be forwarded to Bee Newspapers.
- i) **CLG annual report:** Miller is still working but has been unable to locate any previous years in the HDC files or in the Village Clerk/Treasurer's files. One file cabinet remains to be searched.
- j) **National Trust Conference 2011 programming:** tabled.
- k) **Local Landmark Designation:** Meyer is working on composing an ordinance, which expand the Board's ability to protect individual resources within and outside of the district. Stribing: This project is best if completed in the next month or so, so it can be included in the revision of the Village Code.

5. New Business:

- a) **Chairmanship of the Lancaster Historic District Commission:**
MOTION: Pecqueur: To elect Mr. Michael Meyer as the new Chairman of the Lancaster Historic District Commission
MOTION APPROVED: In a vote of four (5) to zero (0). Carried
ACTION: Miller will notify Clerk/Treasurer Stegmeier of the decision.
- b) **Archiving grant:** Miller: Clerk/Treasurer Stegmeier informs the board that the Village will be receiving an Archiving grant, including a scanner. Miller would like the board to revise and prepare the Petition for Certificate of Application form and other Commission documents and info to be posted on the official Village Website in order to provide better/more direct public access to the process. Miller will review examples from other districts and prepare a draft revision of the C of A

