

Lancaster, New York

SPECIAL MEETING MINUTES

January 16, 2008

1. Attendance / Call to Order

The special meeting was called to order at 7:00 P.M. by 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, Chair	present		
Jan Pecqueur	excused		
Grace Miller	present		

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

2. Hearings / Petitions

a) Petition for Certificate of Appropriateness: 5400 Broadway Street, Hunt Mortgage: Signage

Ms. Jessica Neischel presented a Petition for Certificate of Appropriateness for new backlit signage currently installed for which an unauthorized building permit was obtained in error from the Building Department without a Certificate of Appropriateness. A Notice of Violation had been sent by the Building Inspector and by The Historic District Commission informing Hunt Mortgage that the signage was in violation of the village code's Central Business District Design Standards.

Ms. Neischel noted that there had been a personnel change that resulted in a miscommunication regarding the signage and permit situation. Also, the backlighting has been turned off. The backlighting was chosen since the sign is yellow, to help it show up. The sign features the Hunt black and yellow logo, dating back to 1911.

Mr. Harnack noted that a fore-lit sign featuring the same logo at another location on Como Park Blvd. was effective, and suggested returning to the goose-neck style lighting that had

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existed at 5400 Broadway location previously. He also noted that the halo lighting for the “mortgage” lettering signage was not offensive or in violation. Meyer agreed, citing its appropriateness for the age and style of the building.

Harnack considered the current Hunt Mortgage signage petition in light of other signage issues that currently exist in the Central Business District, including the Opera House Coffee Shop, and noting that the existence of other violations could result in a ruling against the current application being overturned if taken to court. Neichel noted that Hunt had considered legal action but would like to comply with the current expectations. Simme noted that the current Design Standards were implemented in January of 2007 and are not enforceable retroactively, and that any signage in existence before this date is grandfathered in, until changes are made to the signage or the property ceases current use for 366 days.

The application included images that had been “photo-shopped” to show the appearance of the sign in on the building. However, an earlier picture of the building before the removal of the goose-neck lighting was used; thus the picture shows goose-neck lighting that is no longer in place and which is not part of the current proposal.

Ms. Neischel confirmed that the current proposal is for the existing backlit signage on the front of the building only.

MOTION: Harnack: Motion to disapprove the backlit signage. Seconded by Miller.

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

ACTION: Miller will send notification of decision.

Ms. Neischel indicated that an application regarding possible changes to the current signage and for additional signage for the other sides of the building would be submitted in the future. Miller advised submitting the petitions as soon as possible to streamline the information gathering and hearing process.

8. Next Meetings:

February 13, 2008, March 12, 2008, April 9, 2008

9. Adjourn

MOTION: Brunea: To adjourn at 7:34 P.M. Seconded by Harnack.

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