

Lancaster, New York

MEETING MINUTES

June 11, 2008

1. Attendance / Call to Order

The meeting was called to order at 7:30 P.M. by Chairman Meyer.

Brunea, J.	<u> x </u>	Alternates:
Giallanza, J.	<u> x </u>	1. Kwiatek, R. <u> x </u>
Harnack, W.	<u> x </u>	2. Hassett, J. <u> x </u>
Meyer, M., Chair	<u> x </u>	
Pecqueur, J.	<u> x </u>	Simme, J. <u> ex </u> (Bldg. Dept.)
Preston, T.	<u> x </u>	Stribing, J. <u> x </u> (Village Bd. Liason)
Miller, G., Secretary	<u> x </u>	Rinow, D. <u> x </u> (Code Enforcement)
		Pease, G. <u> x </u> (Bldg. Dept.)

Roll call indicated that six (7) board members and two (2) alternates were present and a quorum existed.

II. Public Hearings: Property Address/Petitioner/Proposal Description

A.) 5448 Broadway / Trinity Church: Mr. Don White, Contractor;

Mr. Len Gacek, Property Chair / Handicapped access

Did not attend.

B.) 5622 Broadway / Mr. Ralph Mohr / Porch repair; Dormer

windows; Gutters and downspouts; Brick garden wall; Basement entrance, stairs and wall.

Did not attend.

Discussion with Mr. Rinow and Mr. Pease: This case has been extended between the Historic Commission and the court for a long time, and both the village and the town would like the case resolved. Request that info be given to the court and to building dept. Miller will copy items to Rinow as well as Simme.

**** Note:** It was determined the day after this meeting that Mr. Mohr did not attend his hearing due to a typo in the date specified in his hearing notification.

C.) 33 Church Street / Russell Bartz / Replace porch deck, pillars, and railings with composite decking, retaining decorative work at top of pillars; New bay window with 2 double-hung on west side

Giallanza: Prefer that the bay window be replaced with side-by-side double hung

windows in keeping with the rest of the house windows. Bartz agreed to the modification.

MOTION: Giallanza: Accept petition with the following conditions: replace the proposed bay window with side-by-side double hung windows. Seconded by Brunea.

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

ACTION: Miller will send a copy of the fully executed petition.

3. Administrative Matters:

a) Approval of meeting minutes:

MOTION: Giallanza: To approve minutes from May 14, 2008 meeting. Seconded by Pecqueur.

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

b) Communications/Reports:

1. Treasurer's Report: No formal report. New budget still intact, pending processing of vouchers.

c) Public Comment on Matters of Interest

1. Temporary signage: Harack would like to see enforcement and clarification on code regarding temporary signage.

2. Frosty's (5500 Broadway): No response to letter. Rinow noted that you have to go after the property owner, not the tenant, and suggested getting Art Herdzik involved (village attorney). An "outside eating ordinance" should be drafted, in which the commission should have input.

3. 11 School Street: Miller: One window replaced, others have not been replaced.

4. Memories (Broadway, next to Konst's): Harnack: permits were approved for work that still has not been done. Rinow noted that permits expire after 1 year.

5. Creeping Blight: Maintenance and enforcement issues. Pecqueur: requests that Rinow and/or Pease come to other meetings when possible. Stribing suggested including details of fines and penalties on forms.

4. Old Business

a) Alternate Member: Pecqueur: Prospective alternate member Stanley Keysa was unable to attend due to a special Planning Board meeting about Transit construction.

b) Temporary sign ordinance: Clarification/enforcement from the building Dept. is requested.

c) Contact info: All members should provide current contact info.

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- d) **Book:** Depew School District ordered 9 copies and the Wisconsin Historical Society Library ordered 1 copy. Book will be sold at Fourth of July by Pecqueur (and other board members as available) and also at Hull House events by the girl scouts under the supervision of Preston.
- e) **Property Inventory Files:** Miller has located the database on the SHPO web site that has the unique site identification numbers but is unable to gain access with the publicly available password. Will try to get SHPO to provide access or send print-out.
- f) **Keysa Memorial:** Pecqueur: Audrey Keysa suggested a tree in front of Municipal Building, which is expected to be acceptable to the Village Board.
ACTION: Giallanza has contacts with nurseries and arborists, and will find out about obtaining a hardy Japanese Maple.
ACTION: Pecqueur will get in touch with the Mayor.

5. New Business:

- a) **2008 CLG Grant:** Miller is working on a CLG grant for a survey update with Sue Barnes the Village Grant Consultant and will make sure that a resolution is prepared and on the agenda for the July 14th Village Board Meeting.
- b) **“Partnership for a livable Western New York”:** Stribing: Land use issues meeting and walk with various regional professionals and activists, on June 14th from 8:30 A.M (starting with a dialogue) followed by a walk up from Broadway and Central through the LVB complex and then and down to the Lighthouse and back, ending around 12:00 P.M. Purpose is to re-engage the community and get an expert outside perspective on strengths, weaknesses, and plans and possibilities for the Village to move forward and revitalize. Everyone on the board and in the community is encourage to attend.

Giallanza and Stribing discussed development possibilities for the Boces Building and surrounding area. Harnack noted that the approach in Lancaster has been scattered and that NY state has development issues, and suggested that the National Trust Main Street Program be implemented as a more logical approach that has been successful elsewhere. Miller noted that the board is in the process of becoming National Main Street Members through the National Trust and that materials relating to the program have been ordered but will likely take several weeks to arrive.

- c) **Official name: “Historic District Commission” vs. “Historic Preservation Commission”:** Miller: would like to clarify which is actually the official name of the board in order to properly order a return address stamp, since Historic District

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Commission has been used most frequently in recent years. During discussion, Miller noted that "Historic Preservation Commission" is the name that appears in the code, unless it has been changed by a later resolution, and that the jurisdiction of the commission extends beyond the designated Historic District to the entire village.

MOTION: Harnack: To use the name "Historic Preservation Commission" as indicated in the code. Seconded by Pecqueur.

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

d) Secretary Substitute for September Meeting: Miller will likely be unable to attend and perform secretary duties for the September meeting, which is very close to her due date.

ACTION: Preston volunteers to fill in.

6. Correspondence/Articles:

Handouts from Meyer (To be copied and distributed): Stipe, Robert E. "A Letter to George: How to Keep the Preservation Commission Out of Court and Avoid Being Sued." North Carolina State University, Chapel Hill, 1994.

7. Next Meetings:

July 9, 2008

August 13, 2008

September 10, 2008

8. Adjourn

MOTION: Preston: To adjourn. Seconded by Miller.

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