

Lancaster, New York

MEETING MINUTES

November 12, 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> ex </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> </u> (Bldg. Dept.)
Preston, T.	<u> x </u>	Stribing, J.	<u> x </u> (Village Bd. Liason)
Miller, G., Secretary	<u> x </u>		

Roll call indicated that six (6) board members and two (2) alternates were present and a quorum of seven (7) existed. However, Miller miscounted and indicated to the board that Mr. Kwiatek should not vote, in error. Therefore, all votes were taken with a quorum of six (6) board members, rather than the full seven (7) available.

II. Public Hearings: Property Address/Petitioner/Proposal Description**A.) 5448 Broadway / Trinity Episcopal Church – Rev. Gough and Mr. White /**

Wheelchair lift and exterior door

An inappropriate exterior door has been installed as part of a wheelchair lift project without authorization from the Preservation Commission.

Rev. Gough explained how a misunderstanding had occurred regarding the project due to poor communication between those involved resulting in the installation of the door without the appropriate authorizations and permits, and indicated a willingness to come to an arrangement that would be acceptable to the board and within the Church's means. Mr. Kwiatek offered a door soon to be removed from a project he is working on, which would match the front doors of the Church, with tongue and groove wood and a small narrow lite. He will provide pictures to Rev. Gough and the board before approval is given for this arrangement. This item is tabled until a picture is provided.

A picture of a lift similar to that proposed to be installed was circulated by Mr. White for approval.

Rev. Gough also requested permission to remove an old sign. No additional signage is planned.

MOTION: Harnack: Approve installation of wheelchair lift as presented. Seconded by Brunea.

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

MOTION: Harnack: Approve removal of old sign without replacement. Seconded by Brunea.

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

ACTION: Miller will mail a copy of the rulings. Kwiatek will provide a picture to Rev. Gough and to Miller to distribute to the board as soon as possible.

B.) 21 Central Ave / Lancaster Town Hall / Building Expansion

No one attended the hearing to present the case. The item is tabled until a new hearing is scheduled.

ACTION: Miller will mail a letter to the Town Engineer indicating that the item has been tabled and requesting attendance at a hearing scheduled for 8:30 P.M. at the next meeting, December 10, 2008, with carbon copies to the Building Department and Town Supervisor.

C.) 5460 Broadway / Mr. Fenster and Ms. Lewis / Sign and light

A petition was received requesting permission to move an existing sign from one property on Broadway to a new address on Broadway, and to illuminate the sign. The house number on the sign would be updated with a plaque to reflect the new address. The sign would be illuminated, and be oriented parallel to Broadway close to the house.

MOTION: Preston: Approve petition with conditions: the sign must be illuminated with a ground spotlight. Seconded by Brunea.

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

ACTION: Miller will mail a copy of the ruling.

D.) 5497 Broadway / 1st National Recovery Solutions – Mr. James Russillio (tenant) / Sign expansion

A petition was received requesting permission to expand an existing backlit sign. The current sign is considered inappropriate for the District due to its size, configuration, and the fact that it is backlit. The tenant and owner will be invited for a hearing to discuss appropriate solutions.

MOTION: Preston: Deny the petition as presented. Seconded by Brunea.

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

ACTION: Miller will mail a copy of the ruling and schedule a new hearing for the next meeting .

E.) 44 Central Avenue / Twin Village Music – Mr. Rudolph Tichy, owner / Door, windows, sign and graphics

Petitions were received requesting permission to replace a damaged wood and glass stairway door with a brown/bronze six panel steel door, to install replacement windows, and to

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install new signage and graphics.

Since the property is eligible to receive the services of an architect through the Destination Lancaster project, Mr. Stribing will approach the owner, who has previously expressed interest in the opportunity. The replacement windows and signage and graphics are therefore tabled. The door is considered an emergency replacement due to the damage to the existing door.

MOTION: Brunea: Emergency approval for the replacement door petition as presented.

Seconded by Pecqueur.

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

ACTION: Miller will mail a copy of the ruling. Mr. Stribing will speak to Mr. Tichy.

III. Administrative Matters:

A.) Approval of meeting minutes: October 8, 2008

MOTION: Preston: To accept minutes from October 8, 2008 meeting as amended.

Seconded by Pecqueur.

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

B.) Communications/Reports:

1. Treasurer's Report: No formal report.

C.) Public Comment on Matters of Interest

1. Communication to new residents of the district: Additional communication would be helpful to new residents of the district before projects get underway so that they can be made aware of the District and follow the Certificate of Appropriateness procedures.

Title search details: It is unclear if the district expansion properties are included in the title notification set up with Elaine Salvo at the county.

Contacting realtors and listing agents: When a property goes up for sale the listing agent/realtor should be notified of the property's Historic District status so that their clients can be advised. Miller noted that last year's book order includes a "kit" of information for new owners of old homes with advise for approaching maintenance and improvements, which could be included in welcome to new residents.

Annual communications with all residents: A letter should go out annually to all the residents and property owners of the District reminding them of the District, its procedures and any news.

ACTION: A subcommittee for communications is formed, consisting of Preston and Miller.

2. Excessive signage in the District: Temporary signage problem continues.

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3. Temporary signage ordinance: Harnack: Backlit signage, ie. Frosties, etc. Stribing: 30 days twice a year is allowed. Miller will check with courts to see if enforcement is processing. Gina Bolander is leaving and a new clerk must be hired, so the inquiry will be made once the new clerk is in place.

4. 81 Central Ave: Pecqueur: Property is becoming dilapidated.

IV. Old Business

A.) HD/CBD Property upkeep initiative: 2007 State Property Maintenance Code:

Meyer is going to meet with meeting with Mayor/Building Dept., but the meeting has not yet taken place. Tabled until after meeting.

B.) Alternate Commission Member: Stan Keysa will not be a member..

E.) CLG Grant: No response yet.

V. New Business:

A.) NY Main Street Grant: Stribing: Flynn Battaglia has been selected to be the architectural firm for the façade program. Those property owners who will be participating will sign documents and move on to the next steps soon. Plans for façade improvements will be required to be approved. A committee will be formed including members from the Historic Preservation Board, which will need to meet in addition to regular meetings. Harnack, Miller and Meyer volunteer.

B.) Annual Holiday Party: Tuesday December 9, 2008 at Old Orchard Inn in East Aurora, at 6:30 P.M. The Harnacks are unable to attend.

VI. Correspondence/Articles:

Article from Meyer: "Where Place Prospers: A Preservation, Adaptive Reuse, and Context Development Guide for Commercial Kalamazoo." October 2008

VII. Next Meetings:

December 10, 2008

January 14, 2009

February 11, 2009

VIII. Adjourn:

MOTION: Brunea: To adjourn at 9:00. Seconded by Pecqueur.

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