

Lancaster, New York

**MEETING MINUTES**

December 10, 2008

**1. Attendance / Call to Order**

The meeting was called to order at 7:37 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>  ex  </u>	Simme, J.	<u>  x  </u> (Bldg. Dept.)
Preston, T.	<u>  ex  </u>	Stribing, J.	<u>  x  </u> (Village Bd. Liason)
Miller, G., Secretary	<u>  x  </u>		

Roll call indicated that six (5) board members and two (2) alternates were present and a quorum of seven (7) existed.

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

**A.) 5448 Broadway / Trinity Episcopal Church – Rev. Gough and Mr. White / Door**

Karen Sundin appeared on behalf of the Church to present the door (photos were provided), and noted as well that the lift is on order and that landscaping plans will be made in the spring.

MOTION: Giallanza: Approve door as presented. Seconded by Kwiatek.

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

ACTION: Miller will mail a copy of the ruling.

**B.) 5483 Broadway / Kelly Long / windows and trim, conduit, downspouts and gutters, shutters**

Ms. Kelly Long attended. She has a BA in Interior Design and did her thesis in preservation.

She presented photos of new windows and trim similar to the original.

Future plans include structural work on the back of the house, repointing, tucking and painting the bricks, and replacing missing shutters with new ones built to match the original.

Miller noted that there is still an alternate position available and that Ms. Long's qualifications and experience as a resident of the district restoring an historic property would be an asset to the board if she would be interested. Long indicated that she would consider it.

MOTION: Harnack: Approve as presented. Seconded by Meyer.

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

**ACTION:** Miller will mail a copy of the ruling, as well as information about being a board member.

**C.) 5497 Broadway / Mr. James Russillio, 1<sup>st</sup> National Recovery Solutions, tenant / Sign Expansion**

Meyer noted that the petition submitted by Russillio previously has been denied due to existing signage concerns. Russillio spoke to property owner James Metz, who acknowledge awareness of the backlit and temporary signage issues. Russillio will work with Metz to resolve the issues and submit a new design. Mr. Meyer provided a drawing of an appropriate signage option. It was noted the signage may be illuminated with ground spotlights.

**ACTION:** Miller will tentatively schedule a hearing for the next meeting.

**E.) 21 Central Avenue / Town of Lancaster – Charlie Carter of Lauer-Manguso and Associates Architects, and Paul Bowers of Wm. Shutt & Associates Engineering and Land Surveying**

The project consists of removing the existing garage and building a 2-story addition mostly within its footprint. The addition will total 6400 square feet. Existing elements of the Opera House are to be incorporated into the new build. The plan is to try to match the color brick as closely as possible. Metal Roofing to match will be used as well. Dormers have been added to the addition for ventilation so that all equipment can be located under the roof out of sight. The windows on the addition cannot match the original Opera House windows due to new requirements for light and ventilation. The setback will be advanced 10 ft from its current location, bringing it into line with the Historical Society building setback on Clark Street. A corridor link would be added to connect to the Opera House to minimize the impact on the building, so that nothing of the interior or exterior of the Opera House will be changed. There will be a few less parking spaces. Mr. Stan Keysa sent a letter commenting on the project and his concerns were addressed.

Meyer noted that the brick should not match, but should complement the original Opera House Brick. New construction must be differentiated from the original historic building. Also, the windows in back of the 2<sup>nd</sup> floor should be longer. Mr. Meyer cited Preservation Briefs 14 (New Exterior Additions to Historic Buildings: Preservation Concerns).

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The board would like to see a copy of Mr. Keysa's letter and the concerns brought up tonight addressed.

They agreed to forward a copy to Miller.

Tabled.

ACTION: Miller will distribute copies to all members.

### **III. Administrative Matters:**

#### **A.) Approval of meeting minutes: November 12, 2008**

MOTION: Hassett: To accept minutes from November 12, 2008 meeting as amended.

Seconded by Brunea.

MOTION APPROVED: In a vote of six (6) to zero (0), with Mr. Harnack abstaining.

Carried.

#### **B.) Communications/Reports:**

1. **Treasurer's Report:** No formal report.

2. **Chairman's report:** School house at 3703 Bowen has been listed on the National Register as of December 2, 2008.

#### **C.) Public Comment on Matters of Interest**

1. **84 and 82 Central Ave:** Unauthorized siding projects: Simme sent violations. Projects like this slip through the cracks because they do not require a building permit. The owner has been notified of district requirements for past projects.

2. **Wally's Gas Station:** (Northwest Corner of Broadway and Aurora): excavating to fix tank, may be planning to sell.

3. **Chamber of Commerce:** Harnack: should have lights up in support of Christmasville.

4. **Broadway Deli (5430 Broadway):** Harnack: Temporary backlit signage. Simme: Doesn't have a permit. Stribing: Could consider a permanent kiosk instead.

5. **Code:** Miller will provide copies of updated Chapter 92 of code to all board members for review

### **IV. Old Business**

A.) **Title search for expansion properties:** Kwiatek will ask Ms. Woodward of 85 Aurora who recently bought a property in the expanded part of the District if her title indicates the property's Historic District status.

B.) **HD/CBD Property upkeep initiative: 2007 State Property Maintenance Code:** Meeting after 1<sup>st</sup> of the year.

C.) **Excessive Signage:** Tina and Harnack commented that this type of signage hinders

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business rather than invites it because it detracts from the essence of the Village, which is what brings business here. Alternative means of promotion are needed. Such signage use to be verboten. Striving suggestion looking at the code and suggesting the change to the Village Board.

**D.) Book:** Tina: sold 3 copies at Light-up Lancaster, will continue to sell with scouts. Miller: Secret Garden Gift Shop will sell them for holidays as well.

**E.) CLG Grant:** No response yet.

**F.) Signage ordinance enforcement:** Miller: Info available from court for next meeting.

**V. New Business**

**A.) Local Landmark Designations:** Miller will create an application form and a certificate will be provided to owners of designated properties. The information will be forwarded to the owners of 33 Lake and a hearing scheduled for the January 14<sup>th</sup> meeting.

**B.) Annual Report Draft:** Miller: Please look over copies and contact with any corrections or additions.

**C.) Building Inventory Files:** Miller was notified by UB Library Dept. student Genevieve Maynard of 140 Central Ave. that she had discovered an apparently complete set of copies of the Building Inventory Files for the District while indexing uncatalogued historic materials at the Lancaster Public Library. This allows the partial set currently used by the board and the Community Development Office to be completed. This will be useful for upcoming façade improvement project and the Intensive Level Survey Update that will be conducted if the CLG grant is awarded.

**D.) Main Street Conference:** Chicago, IL; March 1-4, 2009. Registration and program details available online.

**VI. Correspondence/Articles:**

**A.)** Ruth L. Pierpont, Director of Historic Preservation Filed Services Bureau, to Mr. Meyer, October 7, 2008. Re: 3703 Bowen Road School House NY State Historic Register Designation and recommendation for National Register designation.

**B.)** Ruth L. Pierpont, Director of Historic Preservation Filed Services Bureau, to Mr. Meyer, December 2, 2008. Re: 3703 Bowen Road School House National Historic Register Designation

**VII. Next Meetings:**

January 14, 2009

February 11, 2009

March 11, 2009

**VIII. Adjourn:**

MOTION: Preston: To adjourn at 9:25. Seconded by Brunea.

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