

MEETING MINUTES

June 10, 2009

I. Attendance / Call to Order

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

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

Roll call indicated that a quorum of five (5) existed.

II. Public Hearings:

A.) 21 Central Avenue / Mr. Bowers and Mr. Hickey of Wm. Schutt & Associates; Mr. Keysa of the Town of Lancaster Planning Board / Town Hall Expansion/Addition

A discussion of the plans for the proposed expansion/addition to the Lancaster Town Hall / Opera House took place. The major points of the discussion are summarized below:

Mr. Bowers, Mr. Hickey, and Mr. Keysa attended the hearing to discuss the design of the addition/expansion planned for the Town Hall/Lancaster Opera House building, which has been modified since it was first submitted in November of 2008. Mr. Bowers noted that in the new design the buildings will be interconnected, allowing some flexibility in the design that enabled concerns previously expressed by the commission to be addressed. The entry into the addition will be separate, rather than utilizing the existing rear entry for both buildings. Also, the height of the addition has been decreased, and the elevation of the lower level has been decreased by 2 feet, allowing a ramp between the two buildings. The existing elevator structure will be used, with a new elevator. The brick of the addition will match the existing brick as closely as possible.

Miller requested an explanation of the connection to be established between the two buildings and the degree to which the exterior of the existing building will be altered, and what is being planned to protect the historic surfaces. Hickey explained that previously the addition was going to be a separate adjacent building, but now the existing building and the new addition will be interconnected. Two windows covered up by the addition will be turned into doors. The rest of the surface will be protected by flashing at the connection of the

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addition and will remain unaltered.

Meyer questioned if the brick surface would be visible from the interior. Hickey replied that the brick will remain exposed and visible inside the addition.

Meyer and Miller questioned the plan of having the brick match the existing structure exactly, since preservation guidelines recommend that complementary materials be used so that the original historic structure can be distinguished from later alterations. Keysa responded that the approach has been aesthetically unsuccessful in other projects, and noted that the stair tower was added to the property in 1978-79 with closely matching brick, and that recessed facades can be used to successfully distinguish old from new.

Meyer suggested that a pair of windows belongs where the current design has a flat signage wall with inappropriate signage, and that a proposed glazed arch over the door could be bricked and turned into the signage panel for the addition. Keysa responded that the doorway was designed in keeping with the front door of the Opera House. Given that this would be the primary Town Hall entrance and that the size of the font necessary to be seen from the Clark Street Parking Lot would be 12 inches or more, more space was needed than was available above the door. Meyer noted that painting the signage on glass would be better, as is seen on the front door, and Keysa suggested that a shadowbox could be constructed for the signage area. Keysa and Bowers referred to the elevations, indicating where shadowboxing is used on the back wall of the proposed addition, which Keysa noted has been designed as if it will be highly visible (with shadowboxing and windows, etc.), because it could possibly become more visible in the future. Meyer agreed that similar shadowboxing in the signage area would be an improvement, but noted that he was not in favor of the font as currently presented. Keysa agreed that there are a number of appropriate fonts that could be chosen. Miller suggested that a separate Petition for Certificate of Appropriateness could be required for the signage details, and Meyer agreed.

Meyer asked about plans for lighting the premises, since lighting is not illustrated on the plans as submitted. Keysa noted that there are appropriate street lights providing adequate illumination in the area, and that period appropriate lighting could be added to the pilasters to either side of the door.

Miller noted that the windows proposed for the new addition, although more in proportion with the original windows than was seen in the previous design, are 4-over-1 rather than the simpler 1-over-1 or 2-over-1 seen on the original building. Keysa noted that they could be changed to match, but that they served as another

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means to distinguish the original building from the addition, and Meyer agreed that he did not have a problem with the windows being 4-over-1. Miller agreed that they look appropriate on the addition and that matching the Opera House windows is not necessary.

Bowers presented the site survey, noting that the east line of the new addition will now be the same as the existing garage [approx. 69 feet from the Opera House instead of the previously proposed approx. 74 feet]. Meyer noted that concern over the location of east line had been a concern on the board. Bowers also noted that the dumpster will be moved off away from the Historical Society, and the blind will be sided with clapboard as on the Historical Society house. This was agreed by the board to be an improvement over the current situation. Bowers also noted that parking in the area will be greatly reduced in order to add more green space than currently exists, and that attractive landscaping would be designed by the Town for the area after the completion of the project -- just grass is called for in the current plans.

The discussion was concluded.

MOTION: Preston: To approve Petition for Certificate of Appropriateness as presented, with the following conditions:

1. A shadowbox will be constructed around the proposed signage and the font will be changed to an appropriate style.
2. Period-appropriate lighting will be added to the pilasters to either side of the addition's entrance.

Seconded by Pecqueur.

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.

B.) 16 School Street / Donna Laney / Storm windows and storm door

Donna Laney, daughter of the property owner Clare Laney, attended the hearing. The project proposes to replace 9 wood storm windows (4 on the front – not including the gable window, 2 on the south side and 3 on the north side) with dark green aluminum double-hung storm windows, and also to replace an existing aluminum storm door with a similar white aluminum storm door. The actual front door is original to the house and will remain. Laney provided catalogs of the selected products. Windows on a rear addition have similar aluminum storm windows. The color of the proposed new storm windows is the same as the existing wood ones. The start time for the project is estimated by the contractor to be three weeks.

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MOTION: Miller: To approve Petition for Certificate of Appropriateness as presented.
Seconded by Meyer.

MOTION APPROVED: In a vote of five (5) to zero (0).
Carried.

C.) 5470 Broadway / Liz Meegan and John Karen / Signage

Mr. John Karen attended the hearing on behalf of Liz Meegan. Miller requested details about the proposed parking area signs and Karen noted that they are no longer planned due to plowing concerns. He noted that the metal-faced sign that is temporarily located at the façade of the property will be permanently installed on the side of the garage at the rear of the property when the new sign is received.

MOTION: Miller: To approve Petition for Certificate of Appropriateness as presented.
Seconded by Preston.

MOTION APPROVED: In a vote of five (5) to zero (0).
Carried.

D. Various Façade Projects:

Stribing is absent and the petitions have not been received. The hearings are postponed until next month.

III. Administrative Matters:

A.) Approval of meeting minutes: May 13, 2009

MOTION: Pecqueur: To accept minutes from May 13, 2009. Seconded by Hassett.
MOTION APPROVED: In a vote of five (5) to zero (0). Carried.

B.) Communications/Reports:

1. Treasurer's Report: Miller: The final vouchers for the year have been submitted and an end-of-the fiscal-year report will be available next month.

C.) Public Comment on Matters of Interest

1. 71 Central Ave: Simme: The issue has been adjourned by the Village Board for 2 months to give the original owners time to get legal ownership and to fix it up. The village is trying to avoid having to demolish it.

2. 81 Central Avenue: Needs repair/maintenance. Simme: The owner is not cooperative, and he has been in correspondence with her in the past. He will send an additional communication to the owner and report back.

- 3. 5631 Broadway:** Roof needs repair at eaves/gutters. Simme: will contact the owner
- 4. Commercial Vehicles:** Simme: There is nothing in the code preventing the parking of commercial vehicles under one ton, regardless of signage on them. Pecqueur and Miller noted that the instances noted previously have been removed.
- 5. Memories:** Simme: There is nothing that violates code, but he can send a letter requesting information about use of property. It should be noted that his son died in the fall and he is going through a bad time now.
- 6. Wally's Gas Station (Aurora and Broadway):** Needs roof/fascia repairs. Simme: will notify. He may be trying to sell.
- 7. Ralph Mohr (5622 Broadway):** Still has no porch roof. Simme noted that he is working but very slowly. Miller noted that she has seen him doing repairs to the foundation. Simme noted that the permit he received stipulates work must start within one year, not be completed within one year. If he had failed to start within a year, he would have had to return to the process again.

IV. Old Business

- A.) Façade Program Update:** Stribing is absent – tabled.
- B.) Temporary signage:** Miller requested an update from the court regarding the Broadway Deli case but they had nothing. Simme noted that he sent them a violation but did not push it through to the courts yet since they are planning on coming before the Commission with the new sign design by Garland. Miller attended the most recent meeting of the planning board in an effort to work out where in the code the ruling should appear in order to cover both the Central Business District and the Historic District, since most of the CBD is within the district but they do not entirely overlap, and they are dealt with in separate chapters. Other similar codes will be consulted.
- C.) National Register nomination (Opera House):** Miller noted that the Bee included an article in which members of the Town Board expressed the misunderstanding that once something is on the National Register it can never be altered. Miller noted that this is incorrect – National Register listing provides no protection for a property – it may be demolished or neglected – the protection of historic properties is achieved through local code, already in place with this Commission. She recommended sending a letter to the town board with the details of National Register Listing, hopefully removing their resistance to the nomination.
ACTION: Miller will prepare a draft for comment.
- D.) CLG Grant Project:** Meyer received an email from SHPO indicating that the CLG

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grant funds may be secured in the next few weeks. Miler noted that no official letters regarding the selection or recommendation of a consultant should be sent until the village receives the grant contract from SHPO, but the consultants are aware of the Commissions decision.

E.) Elks sign design process update: Stribing is absent – tabled.

F.) Frosty's: Miller: two items were published in the Bee from residents in support of the hot dog stand being removed from in front of the building.

G.) Alternate Member: Miller sent a letter to Ron Batt regarding the alternate vacancy but no response was received. This was before Mr. Giallanza resigned.

V. New Business

A.) Tree Ordinance: Harnack: Tabled

B.) Security: There is a metal detector located outside the conference room, but it is only manned during court. Simme noted that it was added due to a state mandate for the court. Additional security is not provided for the Village Board meeting or the meetings of the other boards. The members of the board that were present discussed any security concerns and agreed that no additional security is necessary in order to conduct meetings, but that additional security would be graciously accepted if provided. The current status of Harnack's discussion with the mayor regarding his security concerns is not known.

C. Board Vacancies: Giallanza has resigned as of the last meeting. Members of the board will try to identify lawyers that would be available to serve, in keeping with the recommendations in the code. No one has communicated with Brunea very recently regarding her ability to attend meetings in the near future.

VI. Correspondence/Articles:

Email to Meyer, 6-10-09 from Lucy Breyer, NYS office of Parks, Recreation and Historic Preservation, re: CLG grant funding update.

VII. Next Meetings:

July 8, 2009

August 12, 2009

September 9, 2009

VIII. Adjourn:

MOTION: Pecqueur: To adjourn at 8:52. Seconded by Hassett

MOTION APPROVED: In a vote of five (5) to zero (0). Carried.