

Lancaster Historic Preservation Commission

Lancaster, New York

MEETING MINUTES

January 13, 2009
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I. Attendance / Call to Order

The meeting was called to order at 7:35 by Chairman Meyer.

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

Guests:

Mr. David Taylor, consultant x

Roll call indicated that five (5) members were present and a quorum of five (5) existed.

II. Public Hearings: None

III. Approval of meeting minutes: October 14, 2009; October 20, 2009; November 12, 2009.

MOTION: Harnack: To accept minutes from October 14, 2009; October 20, 2009; and November 12, 2009. Seconded by Miller.

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

IV. Administrative Matters

B.) Communications/Reports:

1. Treasurers Report: Miller: Budget due soon: contact Miller about any suggested changes from last year's.
2. Meeting/Workshop Reports: Miller: Typed report from the October 5, 2009, Landmark Society of Western NY *Fall Gathering of Area Historic Preservation Boards & Commissions* in Brighton, NY, entitled "Preaching Beyond the Choir: Developing Public Support, Outreach, and Funding for Local Historic Preservation Projects," including a panel discussion with members of local preservation boards.

C.) Public Comment on Matters of Interest:

1. Threatened Properties to Watch:

a) **Memories (or any other vacant store front on Broadway or Central):**

Harnack: Wants to move forward with doing something about the property, either tearing it down or having it used. Simme noted that a property cannot just be torn down, it must be legally condemned by an engineer. Harnack asked if there is anything that can be done about empty storefronts, and Simme explained that there isn't unless there is some other violation. Miller: With the owner's cooperation, the space could be utilized as an Art Gallery run by the Lancaster High Academy of Visual and Performing Arts: Mr. Ken Hawley is

2. **Town/Village signage code revision:** Simme: The attempt is to make the village code more stringent and enforceable. He notes that there have been problems even when clear sign violations are brought into court, especially when there are grandfathered-in examples that conflict with current code – the current code is simply not enforced by the judge. He also noted that in the past, you could approach people with violations and expect results, but now people get a lawyer and fight every step of the way, even for small matters, so that rather than resolving quickly and easily, things must actually be enforced which is a time-consuming process.

Harnack noted that specific wording about the temporary/portable signage code had been suggested a year ago and asked about a time table, and Simme explained that Miller, the planning board, and his office are all working on it, and everything must also be reviewed/amended by Mr. Herdzik. Miller also noted that this board had suggested a few different approaches to the wording, depending on whether it is deemed more effective to be very specific or more general in order to leave more leeway for the board's judgement. The approach first being attempted is to make sure that reference is made to the Historic District and Central Business District requirements in the village wide sign code so that the necessity of a Certificate of Appropriateness is evident, and then more specific wording can be included in the design guidelines. Harnack noted that the Historic District should be mentioned at the beginning or in all parts of the code, and Miller noted that only one item is being worked on at a time. Stribing explained that another factor affecting the time table of the project is that the entire re-codification project is years behind schedule and must also be addressed, so this is not the only code issue before the planning board.

The board asked Simme about the backlit portable sign at Broadway Deli, and Simme noted that it was currently turned off because he approached the owner about it. Stribing noted that the owner of the deli is planning on completing a permanent replacement for the violating sign, but had not yet worked with the property owner, which must happen since a parking space may be permanently affected. It was noted that the current violating sign is already affecting a parking space. Harnack also noted that he had seen a preliminary design by Paul Garland a year ago that he expected would easily be approved for a Certificate of Appropriateness.

3. **Façade Program Update:** Stribing: More contractors are involved, and some owners have contracts that just need to be approved by the financial review committee before work begins. All work must be completed by August 1st. In order to bring suitable contractors and owners together, Stribing got a list of contractors from Hamburg's façade program and added local contractors, then provided it to the owners. Also he contacted the contractors to get in touch with the owners.

4. **Annual CLG report to SHPO:** Miller: Submitted.

V. New Business

1. **State Property Maintenance Code:** Simme noted that the code is adopted and in effect, and that it is fairly strict, addressing issues like peeling paint and broken windows.

VI. Correspondence/Articles:

- Spencer, Naomi. "Lancaster students participate in Academy of the Visual and Performing Arts." Lancaster-Depew Bee. Thursday, Jan. 7, 2010, p. 13.
- Krueger, Matt. "Is the end near for the Village of Lancaster?" Lancaster-Depew Bee. Thursday, December 31, 2009, p.3
- Lysiak, Jennifer. "What does the future hold for the Village of Lancaster?" Lancaster Source. Sunday, December 27, 2009, p. 1ff
- Spencer, Naomi. "Ava's Fancy Pants: Children's consignment shop now open in the Village of Lancaster." Lancaster-Depew Bee. Thursday, December 31, 2009, p. 19

VII. Next Meetings:

February 11, 2010 March 10, 2010 April 14, 2009

VIII. Adjourn:

MOTION: Meyer: To adjourn at 9:05. Seconded by Miller.

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

Respectfully submitted,

Grace M. Miller
Secretary and Board Member

