

Lancaster, New York  
**MEETING MINUTES**  
 February 10, 2010

**I. Attendance / Call to Order**

The meeting was called to order at 7:37 by Chairman Meyer.

Brunea, J.	<u>  x  </u>	Alternates:	
Harnack, W., V. Chair	<u>          </u>	1. Kwiatek, R.	<u>  x  </u>
Meyer, M., Chair	<u>  x  </u>	2. Hassett, J.	<u>  exc.  </u>
Pecqueur, J.,	<u>  exc.  </u>		
Preston, T.	<u>  x  </u>	Simme, J.	<u>          </u> (Bldg. Dept.)
Miller, G., Secretary	<u>  x  </u>	Stribing, J.	<u>  7:45  </u> (Village Bd. Liaison)

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

**II. Public Hearings: None****A.) 16 Central Ave / Stribing / NYMS Facade**

Mr. Stribing presented the plans for removing the rock facing and restoring the windows and brick beneath. The minutes from the Architectural Review Committee hearing were also presented, and indicated that Mr. Kurtzman had attended and that the plan had been approved by the ARC. The plan has been priced at about \$140,000. Stribing noted that if the Certificate of Appropriateness is approved, the plan will be forwarded to SHPO for approval, and then bids will be reviewed by the Financial Review Committee. Once a bid is approved, work can begin.

MOTION: Miller: To approve proposal as submitted. Seconded by Preston.

MOTION APPROVED: In a vote of four (4) to zero (0), with Meyer abstaining. Carried.

Brunea served as Acting Chairman and executed the Certificate of Appropriateness.

**III. Approval of meeting minutes: January 13, 2010**

MOTION: Meyer: To accept minutes from January 13, 2010. Seconded by Miller.

MOTION APPROVED: In a vote of four (4) to zero (0), with Tina abstaining. Carried.

**IV. Administrative Matters****A.) Communications/Reports:**

1. Treasurers Report: Miller: Draft 2010-2011 Budget presented. GLG grant line will be deleted since it will be completed before the end of the fiscal year. An increase of \$300 in the Dues and Subscriptions line has been requested to fund the Commission's membership in the National Association of Preservation Commissions, as recommended by SHPO, and to support and maintain the new Historic District reference section at the Lancaster Public Library, which will require the occasional purchase of multiple copies or replacement of items damaged or missing due to public use. The budget is due the 19<sup>th</sup>.

MOTION: Miller: To approve budget for submission. Seconded by Meyer.

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

**B.) Public Comment on Matters of Interest:**

1. Properties to Watch:
  - a) **Havana Harry's**: 5472 Broadway Street, has been out of business for several

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months and is up for rent or sale.

- b) **Creations by Me:** Corner of School and Broadway, new silk screening/personalized merchandise business.
- c) **71 Central Update:** Stribing: No bids were received. A interested party is negotiating with the owner of the mortgage, and has had contractors inside the building 3 times. Intends to make beautiful if purchased, and may participate in façade program if timing works out.
- d) **EB Green Building :** 5490 Broadway, A meeting is being arranged between Mr. Ken Hawley, CoDirector of the Lancaster Academy for Visual and Performing Arts, Ms. Perini, Director of Secondary Education for the Lancaster School District, the owners of the building, and Miller and Stribing for the 17<sup>th</sup>. Plans to utilize the space as a professional level student run art gallery will be discussed.
- e) **Little Red School House on Bowen:** Preston would like to arrange for Girl Scouts to be able to use improving the appearance of the property as a project, and to involve the property in Doors Open Niagara again. Stribing noted that the property is maintained by the Town of Lancaster, and that Ron Zapla is the curator and Carl Schirkus is another good contact to make such arrangements. Kwiatek noted that when he worked on the roof a few years back, they had suggested to the town that masonry repairs were needed as well. Meyer noted that his company had been approached about a masonry project for the property, but that was 6 months ago.

#### IV. Old Business

1. **CLG Grant balance use:** The use of any funds that were not accounted for in the initial project and bid must be approved by SHPO 1<sup>st</sup>, and funds may be taken back. Miller will approach David Taylor about the possibility of using the funds for a National Register Nomination for eligible buildings/portions of the district so that the NYS tax credit could be utilized by owners in those areas. The drafts are under review by board members. Miller contacted Stan Keysa to review the final report draft as well.
2. **Town/Village signage code revision:** Will not be discussed at next Planning Board meeting since important new business will be presented by Stribing re: W. Main Street. Tabled.
3. **Resource Directory / Library Display:** Miller: The amended proposal was not reviewed at the Village Board meeting on Monday because Village Attorney Herdzik was not in attendance. After review at the next Village Board meeting, the proposal will go before the Library Board of Trustees in March for final approval.

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4. **Facade Program Update:** Stribing: Dr. Robert Rudewicz at 5429 Broadway had his project sent back from the financial review committee due to insufficient itemizing that made it impossible to meaningfully compare 3 bids with very different bottom lines. Previous difficulties connecting owners with contractors are starting to resolve. All work must be completed by August 1<sup>st</sup>.
5. **Book Sale:** Miller: Have not yet contacted schools regarding reduced price but will do so shortly.
6. **Preserve America Community Designation:** Miller: Application draft still in progress.

**V. New Business**

1. **West Main Street Plans:** Stribing: The Community Development Corporation has encountered difficulty with the development of the Boces building parcel because its future is unclear in spite of many plans. 12 years ago, the community was prepared to support pushing West Main Street through to Aurora again. Some development proposals have been received, for example the Senior Housing proposal a few months ago, but were not considered ideal by the CDC.

The focus has shifted to getting West Main Street done first, and then marketing for its development. Wm. Schutt has developed the preliminary drawings over the 6 mos. Some issues have already been raised: The aurora corner crosswalk location, the sidewalk material (brick is high-maintenance, stamped concrete is very slippery – Stribing has instead proposed the open aggregate which is already in use in other street scape areas,) the metal guardrails (wood like Rite-Aids would be nicer), the parking deck by Fitness Factory.

A joint meeting of the Planning Board and Historic Preservation Commission is proposed for Thursday the 18<sup>th</sup> at 7:00 to get input. Mr. Harris or another representative of WM. Schutt will be available. Comments from the boards will be gathered and incorporated into the plans and then the finalized plans will be presented to the Village Board for Bonding. The amount is expected to be \$850,000.

Building demolition is not included in that figure: outside funding will be acquired. A \$300,000 grant was received for environmental studies including lead and asbestos abatement and demolition design. It will be more expensive (\$1 million) to take down just part of the building because you have to be careful and then also construct a wall to make the building complete again. However there are obligations to tenants (Save-a-Lot) that must be dealt with of the entire building is taken down. Save-a-lot is not going to invest in a new building, but Family Dollar is interested in finding a partner for a new building with a tenant space. The design standards and review boards will ensure than all new builds are appropriate.

The grant writer is currently overwhelmed and seeking to shed village accounts, so the CDC has hired a lobbyist in Albany to seek the necessary additional funding for the demolition.

Meyer inquired about the plans for filling. Stribing explained that the retaining walls are designed so that a building can be placed right on them. The grade change

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has been a challenge, but can be taken advantage of to create lower level parking.

2. **Preservation Buffalo Niagara Preservation Awards:** On behalf of the Commission, Miller nominated 33 Lake Avenue (owners Brian Lewandowski and Sherry Campbell) for the Excellence in Restoration Award. The awards dinner is May 14<sup>th</sup>. A press release has been prepared.
3. **Newsletter:** Miller presented a draft copy of the newsletter, which will be in a mailable folded 11x17 format. Contact Miller with corrections or suggestions in the next few days, as it will be going out next week. Miller will work with the Village Clerk to improve the mailing list, since so many were returned last time. Stribing offered some amendments.
4. **Preservation Night at the Opera House:** Miller: The Opera House is available during National Preservation Month, either Saturday, May 22<sup>nd</sup> or Sunday May 23<sup>rd</sup>. Mr. Taylor is available to do his Community Preservation Workshop either day. The second speaker has not been determined, but Miller would like to have one selected by Friday in order to meet some publicity deadlines. Miller had considered contacting someone from the National Main Street program in Lockport to discuss some of their specific initiatives. Stribing suggested that the NY Tax credits be addressed during the course of the event, although perhaps not with a separate presentation. Tina noted that new EPA regulations regarding lead paint safety will go into effect on April 22<sup>nd</sup>, and a hands-on workshop about lead paint safety might appeal to HD residents and other owners of older properties. Preston (or one of her colleagues if she is unavailable) can do a hands-on workshop, possible partnering with a paint company. She will get back to Miller ASAP about the date.
5. **State Tax Credits / National Register Nominations / Press releases:** Miller: Miller will approach David Taylor about the possibility of using the surplus funds for a National Register Nomination for eligible buildings/portions of the district so that the NYS tax credit could be utilized by owners in those areas. The press release has been incorporated into the draft newsletter.

#### **VI. Correspondence/Articles:**

MainStreetNews: The Monthly Journal of the National Trust. December 2009.

#### **VII. Next Meetings:**

March 10, 2010    April 14, 2009    May 12, 2010

#### **VIII. Adjourn:**

MOTION: Preston: To adjourn. Seconded by Kwiatek.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member

**MEETING MINUTES**

February 3, 2010

**I. Attendance / Call to Order**

The meeting was called to order at 7:00 P.M. by Chair James Allein.

Linda Parzynski,	<u>  x  </u>	Jason Hassett	<u>  x  </u>
Mark Grucella	<u>  x  </u>	Grace Miller, Secretary	<u>  x  </u>
James Allein, Chair	<u>  x  </u>		
Jeffrey Stribing, façade project coordinator	<u>  x  </u>		

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

**II. Hearings: Property Address / Owner**

**A. 16 Central Avenue / Alan Kurtzman**

Owner Kurtzman attended at the hearing. He expressed his approval of the proposed design. He explained that the stone covering will be removed, the bricks will be cleaned and repointed, and the existing windows will be refurbished and painted. The sign will also be repainted. The condition of the brick beneath the stone is unknown, but is expected to be similar to the South side of the building when its stone covering was removed previously. He hopes everything is intact, but it has been covered up from both the inside and outside.

Hassett asked if the method of attachment was known, and Kurtzman replied that it is expected to be similar to the way it was attached on the South side.

**MOTION:** Parzynski: To approve proposed designs with the changes to the color scheme, windows, decorative sign and door as noted by the owner. Seconded by Hassett.

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

Discussion on various topics followed the hearings, and the meeting was adjourned at 8:00.

