

Lancaster Historic Preservation Commission

Lancaster, New York

MEETING MINUTES: Draft

September 15, 2010

I. Attendance / Call to Order

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

Brunea, J.		Alternates:	
Grocott, S.	<u>exc.</u>		
Harnack, W., Vice Chair	<u>x</u>	1. Kwiatek, R.	<u>exc.</u>
Meyer, M., Chair	<u>x</u>	2. Hassett, J.	<u> </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>x</u> (Village Bd. Liaison)

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

II. Public Hearings:

A. 5559 Broadway/ Cathy Curley / Windows

Ms. Cathy Curley attended the hearing and presented product information for vinyl double hung windows to replace the existing triple tracks on her side porch.

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

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

B. 5472 Broadway / Brian Turton, owner; John Lydon, architect / Exterior restoration

Mr. Brian Turton, Mr. Allen Turton, Ms. Kristin Turton of Wine Pocket and Mr. John Lydon of Left Coast Design Studio attended the hearing. The proposed work included the following:

1. **Signage:** One 3'x4' sign at 2nd floor Broadway façade illuminated with flood lamp to be installed through eaves; Two 3'x18" Banner signs at columns illuminated with existing flood lamps; 8" letters above entrance, 3/4" thick and perhaps spaced slightly off the surface. Harnack suggested that the owners consider structuring the upper sign as a swinging sign to accommodate high winds.
2. **Windows:** Transparent UV resistant film on façade windows
3. **Lighting:** Schoolhouse style pendant light above entrance, to match 2 interior lights that will be visible through the façade windows.
4. **Glass block windows:** At basement, with hiding screen. In order to preserve the National Historic Register eligibility of the property, the Commission recommended that the applicant consider insulated pane windows with iron bars/grates for security.

The applicants also presented their plans for historic paint colors, and described the business as customer service oriented, with individualized recommendations and wine tastings.

The commission considered going into an executive session to consider the petition but Miller noted that the situation did not fit the criteria under the sunshine laws.

MOTION: Pecqueur: To approve proposal as submitted, except for the proposal for glassblock basement windows, which is tabled pending applicant's review of

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alternatives. Seconded by Miller.

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

C. 1 Central Ave / Mobil: Mr. Singh; Irish Propane: Dawn Sobierski / Propane exchange

Ms. Dawn Sobierski attended the hearing and presented the plans for an 18-slot cylinder cage for Blue Rhino Propane Exchange, approximately 44 ½" x 28 ½" x 70 ½." The owner planned to locate the exchange on the south (Broadway) side of the building. After consulting with Simme to make sure that there would be no conflict with codes, the commission agreed that the North side of the building would be better location to minimize the aesthetic impact, and that bollards must be installed.

MOTION: Pecqueur: To approve proposal as submitted, with the condition that the exchange is located on the north side of the building and that bollards are installed. Seconded by Miller.

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

D. 5448 Broadway (Trinity Episcopal Church) / Rev. Gough, Pastor; Alex Hillis, St. Pauly / Shed

Rev. Gough and Alex Hillis attended the hearing and presented a plan to locate one 8' x 16' storage shed (Prefabricated, no foundation at the north east corner of the property, where there are currently dumpsters. The dumpsters would be removed. Hillis described the St. Pauly model of clothing donation facilities, of which 350 exist in WNY, and how the charity partners with churches to insure that the sheds are monitored and maintained.

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

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

The board also encouraged Rev. Gough to complete the landscaping screen in front of the wheelchair lift, and to include evergreens. Rev. Gough agreed to have the Church's gardener take on the project.

E. Informal hearing: Corner of Pleasant and Central (Village Sign) / Stribing / Signage

Stribing presented the proposal to complete the village events sign. It will say Village of Lancaster and have two changeable portions to list upcoming events.

Preston recommended maintaining the same font used elsewhere in village signage.

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

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

III. Approval of meeting minutes: August 11, 2010

MOTION: Pecqueur: To accept minutes from August 11, 2010. Seconded by Miller.

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

IV. Administrative Matters

A.) Communications/Reports:

a. Treasurer's report: none

B.) Public Comment on Matters of Interest:

A. Properties to Watch:

1. **Wally's/Kotansky's (corner of Broadway and Aurora):** Simme: Sent a letter informing the owner to clean up the property and fix the roof. Tops is interested in purchasing the property for a tops gas station. The commission expressed concern with the property's ability to accommodate the extra lines/traffic associated the tops discount gas program.
2. **EB Green building:** Lancaster High School Academy of the Visual and Performing Arts co-director Ken Hawley is working with the owner to open a student-run professional art gallery in the show room space. The owner is checking about insurance issues, etc.
3. **Mashloniks:** Up for public auction on Septemeber 25th. Simme noted that a family has expressed interest in purchasing the property for a residence.
4. **Kotansky's:** Simme will send letter.
5. **Memories:** Simme will send letter.
6. **71 Central Ave:** Will be demolished.
7. **18 or 20 Church street:** Vacant for some time. Simme noted that the property is bank-owned.
8. **87 Central:** Not purchased yet, an individual is interested in purchasing and rehabbing the property appropriately.
9. **Moose:** The partial tear-off of siding should be completed or replaced. Simme will send letter.

IV. Old Business

1. **CLG Grant:** Taylor is in contact with McEneny at SHPO. Miller submitted a new grant to have eligible portions of / properties in the Village listed on the National Register so property owners can get the tax credit. Due to the deadline she was not able to have the draft approved by the board first, but will try to have the commission review all future grant submissions. The board will be notified in December of the result of the submission.
2. **Façade Program Update:** Done, working on the next funding round in February.
3. **Town/Village signage code revision:** Planning board has training next month and Miller has not heard from Mr. Allein about a definite alternative date.
4. **2011 NT Conference plan:** Next meeting is Wed. October 13th at 6:45.
5. **CoA expiration policy:** Miller emailed the resolution to Herdzik but has not heard back, and will follow up.

IV. New Business

- A. **Online forms:** Miller will wait for the expiration edit and will attempt to make the form able to be filled out online, as opposed to just printed and filled out by hand.
- B. **Christmas Part: Tuesday December 7th**
- C. **Book Sale:** Miller will Conrad Beruki and arrange to sell at the Art Festival on the 18th.
- D. **Resignation:** Jan Pecqueur will be resigning effective at the Christmas Party. She is

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moving to Cheetowaga.

- E. **Procurement policy/form:** Miller: The village has a new procurement policy and form, as provided.
- F. **Book Sale:** Conrad Beruki has requested that someone from the commission be on hand to sell the *Lancaster NY Architecture and History* books at an art event at the Senior Center on September 17th. Miller may be available.

VI. Correspondence/Articles: none

VII. Next Meetings:

October 13, 2010

November 10, 2010

December 8, 2010

VIII. Adjourn:

MOTION: Pecqueur: To adjourn in Memory of Mr. Cansdale, the mayor's father, at 9:23 P.M. Seconded by Miller.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member