

Lancaster, New York
MEETING MINUTES

May 11, 2011

I. Attendance / Call to Order

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

Alternates:

Grocott, S.	<u> x </u>	1. Kwiatek, R.	<u> x </u>
Harnack, W., V. Chair	<u> exc. </u>	2. Hassett, J.	<u> exc. </u>
Meyer, M., Chair	<u> x </u>	Pease, G.	<u> x </u> (Bldg. Dept.)
Miller, G., Secretary	<u> x </u>	Stribing, J.	<u> exc. </u> (Village Bd. Liaison)

Roll call indicated that four (4) members were present and a quorum of four (4) existed.

II. Public Hearings:

A. 5585 Broadway / Mike Yedinak / Door replacement

Dennis Woloczynski attended and presented a proposal for the replacement of two front entry doors (not original) with a single door entry unit with sidelights. The two doors were added sometime after 1952, when the house was split into a two-family. No historic photos of the home's front were found. The existing screen doors will be removed and not replaced. The new door will be a Therma Tru Fiber Classic Oak raised-grain series with a factory-applied walnut stain finish, which won't need repainting. It will fit within the existing entry framework of the house. The lights will be clear plain glass. The trim will be brown aluminum to match the existing trim on the house. The proposed door will return the entry of the house to its original configuration, reflecting the owner's return of the property's interior configuration to a single-family home from the earlier conversion to two-family.

MOTION: Grocott: To approve the design as presented. Seconded by Kwiatek.

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

B. 1 Central Ave (Mobil) / Yelann Momot, Bergmann Associates / Signs

Ms. Momot presented a proposal for the replacement of the existing signage at Mobil to reflect new ownership by Sunoco, Inc. Miller inquired if the backlit signage structures are "grandfathered" in and Pease affirmed that they are. The proposed main shaped sign is half the size of the existing sign. Much of the proposed signage utilizes light letters on a dark background as suggested in the Design Standards. The total signage area is within code limits for the frontage.

MOTION: Grocott: To approve as presented. Seconded by Kwiatek.

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

C. 24 Central / Jean-Noel Schilling, Wine Pocket / sign

Mr. Schilling presented a proposal for new vinyl lettering and graphics on the existing awning, which is in good repair. The board noted that the awning may not be back-lit and so the existing lights would need to be left off. Schilling stated that he does want lighting for the storefront and is considering a special opaque paint, perhaps in brown, for the existing awning, since purchasing a new awning at \$3000-5,000 is too expensive right now. The board also suggested that he could modify or replace the existing fluorescent tube lights with downward facing lights that would permit the sidewalk and store front to be lit without illuminating the awning.

1. New Property Issues:
 - a) **10 Aurora (Aurora Imprints):** Backlit sign turned on: Miller called owner and he will turn off sign.
2. Ongoing Property issues: Pease
 1. **5430 Broadway (Broadway Deli): Trailer sign violations:** Will give 5 days.
 2. **33 Legion Parkway (Elks): Trailer sign violations: No CoA, no permit (or initial permit period exceeded years ago):** Issued an appearance ticket
 3. **24 Central Ave: (Aquila's) Sign violation: No CoA, backlit, animated:** sign has been removed due to a new business going in
 4. **5346 Broadway (Wally's): roof deteriorating:** In court on the 17th.
 5. **33 Aurora: (Kotansky's): demolition by neglect:** Issued appearance ticket
 6. **5524 Broadway (formerly Memories): broken window:** window replaced. Miller noted that the LHS Arts Academy might be available to paint attractive murals on vacant storefront windows and can send out offers to owners.
 7. **5472 Broadway (Wine Pocket): lightbulbs too bright/misdirected into street:** sent letter
 8. **5437 Broadway (Moose): siding repair needed:** Moving forward with repairs

IV. Old Business

1. **CLG Grant 2009:** Miller: materials received in appropriate quantities with major errors corrected. He can be paid and project closed out. Miller will fix remaining minor errors.
2. **CLG Grant 2011:** Spoke with Julian Adams and should hear in 6-8 weeks.
3. **CoA expiration policy and appeals code amendments:** Approved by Village Board.
4. **New Member recruitment:** Bill Severyn, a Realtor who organizes the historic home tour each year, is interested.

V. New Business

1. **NAPC Code of Ethics:** Following up on Harnack's discussion of his conference findings, Meyer forwarded the National Alliance of Preservation Commission's (NAPC) *National Alliance of Preservation Commissions Code of Ethics for Commissioners and Staff*. Miller proposed that the board could formally adopt the Code of Ethics, but suggested tabling the items until Harnack was in attendance.
2. **Historical Color Lists:** Miller suggested that published historical color lists be utilized the board to assist property owners in making appropriate choices and to minimize subjectivity in rulings. Various commercial paint companies have published such lists, including Benjamin Moore Paints and Valspar (in cooperation with the National Trust.) Property owners could use the colors lists as a guide but could have them made in any brand of paint, and the board could direct owners with projects before the commission to select from the lists. The topic can be discussed further at future meetings.
3. **Landmark Society of WNY Annual Preservation Conference report:** Miller attended the all-day conference and attended the Commission training track, which included sessions on preservation history, demonstrations of historic wood window repair strategies, working with local advocacy groups, and the role of municipal