

Lancaster, New York

**MEETING MINUTES**

Wednesday, December 14, 2011

**I. Attendance / Call to Order**

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

## Preservation Commission:

Grocott, S.   x    
 Harnack, W., Vice Chair   x    
 Meyer, M., Chair   x    
 Miller, G., Secretary   x  

## Alternates:

1. Kwiatek, R.   exc.    
 2. Hassett, J.   exc.    
 Pease, G.   x   (Bldg. Dept.)  
 Stribing, J.   x   (Village Bd. Liaison)

## Guests:

Art Herdzik, Village Attorney   x   Bill Cansdale, Mayor   x    
 Sherry Campbell, applicant   x   Patricia Cipriani, applicant   x    
 Michele & Greyt Thuerck, Broadway Deli (later) Jim Allein, Planning Board   x    
 Stan Keysa, Town Planning Board   x  

**I. Discussion**

To address concerns arising during the recent appeal process, Village Attorney Art Herdzik attended to discuss the roles and timing of the various boards in approving building projects. The Preservation Commission is the first to review a project. If a project is appropriate according to Ch 92 Certificate of Appropriateness criteria and standards, then it moves to the Planning Board and/or Village Board for review, if necessary, and then to the building department for review and permitting. If the building department finds a zoning code violation, the Zoning Board of appeals, which requires a \$150 fee, will be the final review. If any changes are required to the project by a board subsequent to the Preservation Commission, a new Certificate of Appropriateness must be obtained. It may be appropriate for larger projects to be considered by joint meetings of the boards. All Certificate of Appropriateness rulings are required by law to be based on the Ch. 92 criteria; zoning regulations may be considered but are not an automatic disqualification for approval since variances can be sought following historic approval. Keysa noted that the Town Planning Board will make approvals conditional on specific Zoning Board variance approvals to reduce project alterations that would send a project back for reconsideration as much as possible.

**II. Public Hearings:****A. 8:00 5490 Broadway / Karan Andrea, PRZ Technologies / Expansion**

## Background:

5490 Broadway: The 2009 Historic Structure Inventory Form indicates that this property is locally distinctive 1-story former early automobile dealership designed by E.B. Green for the first Buick dealership in Western New York. It is finished in brick, with a three-bay façade and centered entry. The large display windows have been retained on the façade and side elevations.

On the rear of the building on the North elevation is a non-historic masonry addition. The property was purchased by the applicant in 1999, with renovations following, and the most recent expansion taking place in 2007.

5494 Broadway: The 2009 Historic Structure Inventory Form indicates that this property is two-story vernacular residence of wood construction with a side-gable roof and a prominent exterior gable end chimney on the east gable end, faced with large stone, an alteration from the original. It has a two-bay façade, with the main entrance offset on the west side, suggestive of a side passage interior plan. The easternmost bay of the story incorporates a hip-roofed oriel window, with multi-light sash on all three sides. The second story incorporates paired windows; all fenestration is flat-topped, without notable ornament. It appears that at least two additions have been made to the rear, which are likely more than 50 years old and could be considered historic. The first story of the façade is faced in perma-stone. A 3-bay wood frame garage, appearing to date from the 1920's, is at the rear of the lot, accessed by a paved driveway. The applicant noted that the garage appears to be dilapidated and altered, but Codes Enforcement had not verified its condition. The applicant also noted that the lot slopes away from the street elevation of Broadway.

5496 Broadway: The 2009 Historic Structure Inventory Form indicates that this property is a two story vernacular residence of wood construction, with a gable roof and gable end orientation to the street, with the main entrance offset on the west side of the façade, suggestive of a side passage interior plan. Fenestration is flat-topped, with replacement sash, including a three part window on the first story of the façade which likely replaced two individual windows. The original front porch has likely been replaced by the existing shed-roofed hood, which shields the main entrance and is enclosed within a wrought iron balustrade. At least two additions are on the north elevation, and at the rear of the lot is a 1-story hipped roof garage, accessed by a paved driveway. The applicant noted that the garage appears to be dilapidated and altered, but Codes Enforcement had not verified its condition.

#### 1. NEW CONSTRUCTION:

Proposed: The goals of the applicant are to allow future expansion of the facility, provide vendors and customers with access to the building at 5490 Broadway directly from Broadway via a driveway (currently the only access is via School Street) and to provide more parking. The lots will be reconfigured to meet these goals. The rear (north) portions of the lots at 5494 and 5496 will be utilized for an addition (in keeping with the earlier addition) and for parking for 5490 Broadway. This requires the demolition of the garage at each residence, while the residences will remain unaltered and continue to function as rental residences. Any future exterior changes at all properties would be submitted for review.

Findings: According to Ch. 92-5 of the code of the Village of Lancaster, Properties which contribute tot the character of the historic district shall be retained, with their historic features altered as little as possible. Although documentation was not available at the hearing, the garage at 5494 was presumed by the Commission to be an historic secondary structure, although it was likely constructed after the residence. This was confirmed with later reference to the 2009 Historic Resource Inventory Form, which notes that the garage appears to date from the 1920's. Although the garage is over 50 years old and historic, it was a later addition to the property, and

no evidence is known of any special importance of the garage to the historic significance of the property. Furthermore, since the garage is set back on a slope and visibility from the street is limited, the negative impact of on the property, surrounding properties, and the district of removing the garage would be minimized.

In reference to the Criteria for Certificates of Appropriateness in Ch. 92-5 of the Code of the Village of Lancaster, the Commission finds the general design, and character, and scale of the proposed new construction, in maintaining the design of the 2007 addition and in its proposed location behind the retained and unaltered historic residential properties, to be appropriate and compatible with the surrounding district. However, the Commission proposed modifying the plans for the proposed addition to add two windows to the south elevation that is visible from the street, in keeping with the earlier addition, to improve the addition's appearance. Furthermore, the Commission proposed that lighting to be added over the door be gooseneck style.

MOTION: Miller: To approve with the following conditions:

1. Two windows will be added to the south elevation.
2. Exterior lighting over the door will be gooseneck style. Seconded by Meyer.

MOTION APPROVED: In a vote of three (3) to one (1), with Harnack voting against. Carried.

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**B. 8:15 5455 Broadway / Stan Keysa / Roofline**

Stan Keysa attended. Last year, a 20' x 6', three ton chunk of ice formed on the porch roof and fell, posing a hazard and causing property damage. To avoid damage and safety concerns, a gable, similar in structure to the front, is proposed over the walkway, with trim to match.

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

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

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**II. Approval of meeting minutes:** Postponed due to technical difficulties.

**IV. Administrative Matters**

**A.) Communications/Reports:** none.

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

1. Greyt and Michele Thuerck of the Broadway Deli attended to open a dialogue with Commission, and acknowledged responsibility for keeping a "temporary" sign up for 4½ years, and noted the benefit to having the ability to communicate special information to the public, and proposed adding changeable letter area to the existing pole sign, which Pease noted is grandfathered in, with some alterations approved by the commission in the past. The Commission noted the general inappropriateness of backlit signage and concerns with the existing pole sign, noted that the location of the business is 1/3 of a non-corner plaza, and clarified that it cannot pre-approve or deny proposals, and encouraged the applicants to submit a formal proposal.

**Old Business:**

- A. **New member recruitment:** Sherry Campbell, of Lake Avenue, and Patricia Cipriani, of Buffalo, attended and discussed their backgrounds and interests in serving on the

board.

**B. Save-a-lot:** waiting on engineer.

**III. New Business:**

**A. 2012 Meeting Schedule**

**VI. Next Meetings:**

January 11, 2012

February 8, 2011

March 14, 2012

**VII. Adjourn:**

MOTION: Miller: To adjourn at 9:30. Seconded by Grocott.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member