

Lancaster, New York
MEETING MINUTES

January 12, 2011

I. Attendance / Call to Order

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

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

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

II. Public Hearings:

A. 5489 Broadway / Dr. Andrew Dusel and Dr. Steven Hietanen / signage, lighting, doors

Drs. Dusel and Hietanen attended the hearing. New signage, lighting and doors are proposed for the 1950's structure. The addition of one aluminum main logo sign, approximately 13.5 square feet, and up to three doctor name signs and an arrow sign, approximately 1.4 square feet each, are proposed for the Broadway façade. The addition of one placard to the lower portion of the front lawn sign is also proposed, with lettering to match the existing lettering and no logo. The commission specified leaving one course of bricks exposed both above and below the sign, and required that signage fall within the total area limits allowable in the code. The addition of two down lighting units with pollution shields for the main logo sign, matching and attached to the green flash above are proposed. The addition of 2 small, white, exterior canister-shaped lights, matching the existing lighting, on the east side of the building between windows is also proposed. The proposal also includes the replacement of existing steel doors on the east side of building with clear glass doors to match existing front entrance door. The opening will be widened as need to comply with code/wheelchair accessibility.

MOTION: Harnack: To approve the Certificate of Appropriateness with conditions: One course of brick should be exposed between the upper edge of the main logo sign and the fascia, and between the lower edge of the sign and the window. The total area of signage must fall within the limits established in the code. Seconded by Meyer.

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

III. Approval of meeting minutes: October 13, 2010 (Nov.: no quorum; Miller absent in Dec.)

MOTION: Harnack: To approve the minutes from October 13, 2010. Seconded by Miller.

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

IV. Administrative Matters

A.) Communications/Reports:

1. Treasurers Report: Miller: None
2. Correspondence: Letter from George Pease re: status of various properties in the enforcement process. Miller has been communicating with Simme rather than Pease but will direct communications directly to Pease in the future. The next time Pease attends the enforcement process can be reviewed jointly.

B.) Public Comment on Matters of Interest:

1. Threatened Properties to Watch:

Lancaster, New York

- a) The following properties have no updates since Pease was unable to attend: 5600 Broadway, 5346 Broadway, Mashlonik's, Kotansky's, and Memories.
- b) **5472 Broadway:** Bright flood/spot lights are being used at corners of building and Codes was requested to contact the owners. Miller noted that the existing lights were approved for use by the commission in the CoA to illuminate planned projecting banners at pillars, with an additional light to be added at the eaves for a planned projecting sign, and the owners received a letter noting the approval. Commissioners noted that the lights were not expected to be so bright since they were previously not used, and were located under the awning, which has been removed. Due to shining into traffic, lower wattage lights may need to be used and/or the angle may need to be changed. The contents of the CoA should be reviewed before additional action is taken.
- c) **24 Central (Aquila's) Signage:** Stribing: In Buildings, Light, Codes committee (Marki). Harnack: The commission has no role at this point since the issue has not been submitted for Certificate of Appropriateness review. The commission desires that existing village code be enforced. Attendance at BLC committee meetings or additional correspondence on the matter is not called for at this point.
- d) **5437 Broadway, Moose:** Siding partially removed: needs to be repaired or removed without delay for possible future grants funds.

IV. Old Business

- 1. **CLG Grant(s):** The materials received do not meet the requirements specified in the RFP and Miller discovered skipped properties in a spot check and will undertake a comprehensive review before a letter can be sent to Taylor. Final payment will not be sent until issues are resolved.
- 2. **2011 NT conference:** Proposals for 3 possible field sessions are being prepared.
- 3. **CoA Expiration policy:** Herdzik has not moved forward yet.

V. New Business

- 1. **Preservation Buffalo Niagara Awards:** Stribing and Miller submitted a nomination for the Fire Museum in the new build/adaptive reuse categories.
- 2. **West Main Street Project:** Stribing: \$300,000 Community Development Block Grant has been received for asbestos survey and abatement; any remaining funds can be put towards interior demo from W. Main over towards Save-a-Lot.
- 3. **Board Member Resignation:** Tina Preston submitted her letter of resignation, effective immediately, to the board, citing family, personal and professional obligations.

VI. Correspondence/Articles:

Pease, George: Letter re: enforcement status of various properties.

VII. Next Meetings:

March 9, 2011

April 13, 2011

May 11, 2011

VIII. Adjourn:

MOTION: Harnack: To adjourn at 9:03. Seconded by Meyer.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member