

Lancaster, New York
MEETING MINUTES
 May 12, 2010

I. Attendance / Call to Order

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

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

Guest: Mr. Arthur Herdzik, Village Attorney x

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

II. Public Hearings:**A. Certificate of Appropriateness: 1 West Main St. / Carl Aquila / NYMS Façade**

Harnack noted that the upper windows should probably be replaced with windows that fill in the roundtop glass. Meyer noted that they are not part of the current façade proposal. Harnack recommended that the owner consider adding windows to the project, and that if the windows are to be replaced they should be with true divided light glass tops. Meyer noted that not all roundtop windows had glass originally, and that any old photos available should be consulted before a decision could be made.

MOTION: Harnack: To approve proposal as submitted, with the recommendation to consider budgeting for windows. Seconded by Pecqueur.

MOTION APPROVED: In a vote of four (4) to zero (0), with Meyer abstaining. Carried. Harnack served as Acting Chairman and executed the Certificate of Appropriateness.

B. Certificate of Appropriateness: 24 Central / Carl Aquila / NYMS Façade

Harnack noted that the signage indicated was disproportionately small. Meyer noted that the actual signage plans will eventually come before the board as a separate item.

MOTION: Harnack: To approve proposal as submitted, with the recommendation to consider budgeting for windows. Seconded by Pecqueur.

MOTION APPROVED: In a vote of four (4) to zero (0), with Meyer abstaining. Carried. Harnack served as Acting Chairman and executed the Certificate of Appropriateness.

Mr. Aquila commented that he did not recognize most of the board members as customers and that the commission can help local businesses by patronizing them.

C. Informal: 71 Central / Celino / Future plans: postponed

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III. Approval of meeting minutes: April 14, 2010

MOTION: Pecqueur: To accept minutes from April 14, 2010. Seconded by Meyer.

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

IV. Administrative Matters**A.) Communications/Reports:****a. Treasurer's report:** Miller passed out copies – some items are still pending.**B.) Public Comment on Matters of Interest:****A. Properties to Watch:**

1. **42 Aurora (7 Owls Tea Room):** Pursuing NR designation for NYS tax credits
2. **77 Central:** A prospective buyer is interested in NR listing for the property in order to get NYS tax credits to fix it up and live there.
3. **Memories:** Harnack: Storefront vacant for over 10 years. Is there something in the code to address this? Herdzik noted that if it was dangerous or a hazard the village could take remedial action. Meyer questioned if the property maintenance code would apply. Miller noted that it was just painted and appears to be maintained.
4. **Wally's/Kotansky's (corner of Broadway and Aurora):** Needs roof repairs. Meyer noted that the property maintenance code would apply, and Miller noted that specific upkeep requirements and penalties are established in Ch. 92 for "demolition by neglect." Herdzik recommended that a letter to the Village Board requesting enforcement of these specific parts of the code in these specific cases be drafted.

MOTION: Harnack: To draft letter to Village Board requesting enforcement. Seconded by Meyer.

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

B. VOTE (anti-dissolution group): Door-to-door literature drop on 5-22-10**IV. Old Business**

1. **CLG Grant balance use:** SHPO and Village board have approved balance and a larger amount is available than previously thought. Miller presented the board with a listing of various properties/streets to be prioritized for surveying. The board created a prioritized list.

MOTION: Pecqueur: To approve prioritized survey property list. Seconded by Brunea.

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

2. **Town/Village signage code revision:** Joint meeting with the planning board is planned for the 20th at 7PM. Sign maker Paul Garland will attend to inform the boards about what is available, which will help to formulate language.
3. **Resource Directory / Library Display:** Miller: Tabled till after Preservation Day
4. **Façade Program Update:** Tabled due to Stribing's absence.

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5. **Preserve America Community Designation:** Miller: Tabled till after Preservation Day
6. **Opera House Event:** Miller: 5 local restaurants are participating in discount program; displays will be on hand from the Historical Society, Hull House, Girl Scout's Bowen Rd. School House project, book sale, at least one Leadsafe contractor (Hassett), the Local Historic Landmark at 33 Lake, and enlarged selections from the postcard collection. The event has been fairly well publicized in local papers and in various Buffalo area event and entertainment listings. No one has registered, but it optional.

IV. New Business

- A. **Ethics/Financial Disclosure Packet:** Miller: The village is requiring every employee and volunteer to complete a financial disclosure and to read the ethics and acceptable use policies. A form indicating that the materials have been received must be signed, and the disclosure is due by June 15th. Action can be taken against anyone who does not comply.

VI. Correspondence/Articles: none

VII. Next Meetings:

June 9, 2010

July 14, 2010

August 11, 2010

VIII. Adjourn:

MOTION: Pecqueur: To adjourn at 8:50. Seconded by Brunea.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member

