

Lancaster, New York

MEETING MINUTES: DRAFT

August 13, 2008

1. Attendance / Call to Order

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

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

Roll call indicated that six (5) board members and two (2) alternates were present and a quorum of (7) existed.

Preliminary to an informal hearing about paint colors scheduled for this meeting, Mr. Harnack suggested that the board vote to give itself jurisdiction over color choices in the event of a change of colors. Several Board members agreed that such jurisdiction would be useful in improving the appearance of properties. Hassett and Miller suggested that such decisions would be too arbitrary, subjective and short-term, compared to decisions the board makes about preserving more permanent architectural features. Miller also noted that the code would have to be changed by the Village Board in order for such a ruling to take effect. The details of the practical implementation and ramifications of the proposal were not discussed.

MOTION: Harnack: To give the board jurisdiction over color choices in the event of a change of colors. Seconded by Kwiatek.

MOTION APPROVED: In a vote of five (5) to two (2), Miller and Hassett dissenting. Carried.

ACTION: None. The ruling does not go into effect unless the code is changed by the Village Board to reflect the decision.

II. Public Hearings: Property Address/Petitioner/Proposal Description**A.) 5622 Broadway / Mr. Ralph Mohr / Dormer windows**

Mr. Mohr presented his plan to replace non-original single-paned dormer windows with double-glazed, aluminum-clad, double-hung windows from Pella, featuring 6 panes to match the appearance of the rest of the house's windows. This project was tabled as part of an earlier petition presented at a special meeting on June 25, 2008.

MOTION: Miller: Approve petition as presented. Seconded by Hassett.

MOTION APPROVED: In a vote of seven (7) to zero (0). Carried.

ACTION: Miller will send a copy of the update to the June 25, 2008 petition ruling.

In a discussion following the hearing, the board noted that true divided light windows are preferable to snap-in grills, especially if original windows are being replaced.

B.) 39 Central Ave / Quality Quick Signs (Craig Krystof) / State Farm Insurance Sign

Mr. Craig Krystof of Quality Quick Signs presented a proof of the proposed unlit Alomalite sign sign.

Meyer noted that the sign must not overlap the brick pilasters and that it should fit within the signage band.

Harnack inquired about alternate fonts, perhaps with shadows or serifs, and Mr. Krystof stated that a shadowed font had been considered but was thought to violate the Central Business District design standards. Miller consulted the standards and found that the CBD Design Standards do not provide for any specific jurisdiction or limitations over specific fonts, therefore serif or shadowed lettering could be considered. Conditional approval for the sign design was considered, with additional proofs illustrating alternate fonts to be delivered to Miller to be distributed to board members for a final recommendation.

MOTION: Giallanza: Approve petition with conditions: The sign must be sized to fit between the brick pilasters and within the signage, and additional proofs will be submitted before the board gives its final recommendation on the font. Seconded by Brunea.

MOTION APPROVED: In a vote of seven (7) to zero (0). Carried.

ACTION: Miller will mail a copy of the ruling.

C.) 5608 Broadway / Mr. and Mrs. Gubala (Peter and Sandra) / Sign and light

Mr. and Mrs. Gubala attended the meeting. Mr. Gubala presented the proposal for a sign for his Allied Sewing Machines sales and service business. He proposed an antique horse hitching post suspending a 2ft. x 2 ft. square wooden sign done in vinyl lettering.

The board needs to see the graphic design of the sign, which will be provided to Mr. Gubala by his sign maker. Conditional approval for the sign structure was considered, with additional proofs illustrating the graphic design of the sign itself to be delivered to Miller to be distributed to board members for a final recommendation.

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MOTION: Harnack: Approve petition with conditions: The sign structure is approved to include a horse hitching post and 2 ft. x 2 ft. sign board, but the graphic design proofs of the sign must be submitted before the board can give its final approval. Seconded by Brunea.

MOTION APPROVED: In a vote of seven (7) to zero (0). Carried.

ACTION: Miller will mail a copy of the ruling.

D.) Informal Hearing: 5413 Broadway / Picasso's Pizza (Mr. Mark DiGori) / Paint

Although the board does not need to approve new paint colors, Mr. DiGori, owner of Picasso's Pizza, presented his new colors for the 1970's era exterior façade of the business. He chose metallic paint based on color studies about what attracts attention and standing out is important for his business. The current colors are burgundy, yellow and green, which Mr. DiGori feels is too many colors. He plans to use Metallic Merlot (a muted red color) for the shingle walls, and Metallic Green for the trim, since the roof and siding are green, and eliminate the yellow. He has started the Merlot color and will add a portion of the green trim. Board members will provide feedback.

III. Administrative Matters:

A.) Approval of meeting minutes: July 9, 2008

MOTION: Giallanza: To approve minutes from July 9, 2008 meeting. Seconded by Hassett.

MOTION APPROVED: In a vote of seven (7) to zero (0). Carried.

B.) Communications/Reports:

1. Treasurer's Report: No formal report, only book order has come out of the budget so far.

C.) Public Comment on Matters of Interest

1. 81 Central Ave: Hassett: Condition of paint will allow more damage.

Stribing: Elderly woman is on welfare and can't afford repairs.

2. 5511 Broadway: Konst's roof needs work; Meyer will bring up to Simme.

3. 5653 Broadway: Miller: National Register property has been purchased from Giallanza. Miller will send a letter regarding the property's National Register status after closing.

4. Temporary signage ordinance: Harnack: Backlit signage, ie. Frosties, etc.

Stribing: 30 days twice a year is allowed. Miller will check with courts to see if enforcement is processing. Gina Bolander is leaving and a new clerk must be hired, so

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the inquiry will be made once the new clerk is in place.

5. Lockport Preservation Ordinance: Harnack: An article in the paper provides information. Miller will copy and distribute.

IV. Old Business

A.) HD/CBD Property upkeep initiative: 2007 State Property Maintenance Code:

Meyer was going to meet with meeting with Mayor/Building Dept., but the meeting has not yet taken place. Tabled until after meeting.

B.) Alternate Commission Member: Pecqueur: will contact Stanley Keysa.

C.) Keysa Memorial: Giallanza: The bench has arrived and is awaiting the foundation.

Stribing: DPW will do it but is behind in other projects due to rainy weather.

D.) Book: Hull House Sale: Preston: excused.

E.) CLG Grant: Miller: it was submitted on time. Copies of the proposal and the somewhat inaccurate coverage in the Bee are provided. A response is expected in the fall.

V. New Business:

A.) CLG Meeting with Julian Adams: Brunea: Will work with Preston this week to prepare a letter to go directly to the local historic districts. The talk will provide background on preservation. Stribing recommends including our Village Board, Planning Board and Zoning Board. Brunea will find a night that the Opera house has open in October and try to coordinate with Mr. Adams for that night. The 23rd is not available at the Opera House, and Stribing notes that Thursdays are best due to meetings on the 2nd and 4th Mondays.

B.) NY Main Street Grant: Stribing: Just received word that Lancaster will receive \$200,000 in matching funds towards façade and building renovations. The grant will be administered by the Community Development Corporation. These funds will be used to try to leverage additional grant funds from other sources. Details will be released as the process progresses. All businesses within the Historic Preservation District will need to come before the Board for approval for planned renovations. The board may need to meet more frequently to facilitate renovations.

C.) National Trust Main Street Program: Miller has received membership and training materials and will present an informal PowerPoint orientation at 6:30 P.M. on October 8, 2008, before the Board meeting. Harnack will provide additional insight based on his attendance of National Main Street Conferences. This meeting will prepare the Board to coordinate an meeting for the Village Board, etc. involving

representatives from the National Trust Main Street Program.

VI. Correspondence/Articles:

Article from Harnack: Prohaska, Thomas J. "Lockport Preservation Ordinance Nears Home Stretch." Buffalo News. August 11, 2008: pg. B5

VII. Next Meetings:

September 10, 2008

October 8, 2008

November 12, 2008

VIII. Adjourn:

MOTION: Brunea: To adjourn at 9:20. Seconded by Miller.

MOTION APPROVED: In a vote of seven (7) to zero (0). Carried.