

**Village of Penn Yan Historic Preservation Commission
Meeting Minutes September 12, 2016**

**111 Elm Street
5:30 pm EXECUTIVE SESSION ROOM**

Present: Brenda Ingram-Chairperson, Marcia Kneeland, Shirley Owens, Christopher Wright-Alt., Richard Stewart-VB Liaison, Lynn Duryea-Recording Secretary

Absent: Dennis Karalow, Fran Dumas

Public Present: David Nielsen, Jim Petro

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FIRST MATTER: Application from David Nielson for roofing at 105 Water Street.

David Nielsen and Jim Petro were present. Using the photograph submitted with the application Mr. Nielsen pointed to the flat roof on the business saying it was nearly 30 years old and needed to be replaced. He explained they wanted to take the opportunity to correct years of problems due to a dip in the center of the flat roof that had developed and add trusses to create a sloped roof. He said to achieve that they would increase the height of the front façade by 12” and slope to the rear of the building. He said the new roofing material would be a single piece of steel. Commissioner Wright stated the building’s façade could not be changed in the way they proposed since it would conceal vertical features characteristic of the 1900’s building. He explained there were other, similar buildings in the district and he did not want approval of this change to set a precedent. There was discussion between the Commissioners, Mr. Petro and Mr. Nielsen regarding the exact construction of the proposed roof structure. There was particular focus on the 12” high horizontal trim material that would be above the building’s front façade designed to conceal the ends of the new trusses that would overhang by 6 inches. Another discussion centered on an important bird’s mouth feature at the top of the front facade and ended with confirmation by Mr. Petro that it would not be covered. And a debate about adding a gutter to the new trim board was resolved after Mr. Nielson indicated the gutter would not be installed. Mr. Petro mentioned the existing façade sign would be removed during the roofing project then reinstalled in the same location and that the trim board over the trusses would be black metal.

A **MOTION** by Shirley Owens and a **SECOND** from Chris Wright to approve the application for a roofing change by adding trusses to raise the front façade 12” covered with a black, metal horizontal trim piece. New roofing to be a single metal sheet.

All in Favor - 4 Granted.

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OTHER BUSINESS:

Trustee liaison Stewart reported the Planning and Development Committee had created a subcommittee of three trustees to compare the language in the historic preservation chapter of the village code book with the SHPO *Model Landmarks Preservation Local Law for New York State Municipalities*. He said the draft that had been distributed to them for the meeting showed the resulting recommended changes. The commissioners decided on the following suggested changes to the village code book, substituting language from the Model Law:

- **Section 110-1** – replace A-D with Section 2 (a)-(h) from the Model Law.
- **Section 110-3** – change C to read 3-year since this is what had already been in practice,
replace D with all of Section 9 from the Model Law, choosing ‘alternate iv’ language.

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The following were recommended changes to the Model Law language:

Section 9 (b) iv. – Remove

Section 11 – The second option in the first paragraph was chosen (‘delineate’).

Section 13 (c) – Replace *the building department* with *the secretary of the Historic Preservation Commission*

Further examination of the language was planned for the next meeting scheduled for September 27th.

Trustee liaison Stewart mentioned the Historic Preservation District boundary was not on the county tax map and he thought there should be some kind of designation. He also mentioned the commissioners should add other historic properties outside the district so they also had jurisdiction over them.

Chairman Ingram mentioned the person who had emailed them a while back about repainting the Mason Building and no one reported any further communication from them.

Commissioner Owens invited anyone who was interested to attend any of the Landmark Society events with her.

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A MOTION by Chris Wright and a **SECOND** from Shirley Owens to adjourn the meeting at 7:45PM.

All in favor -3*. Carried.

*Commissioner Kneeland left the meeting prior to the adjournment.

Submitted by Recording Secretary:

Lynn Duryea
Penn Yan Historic Preservation Commission