

**Village of Lancaster**  
**Historic Preservation Commission**  
Municipal Building, Lancaster NY

**MEETING MINUTES**  
**October 8, 2014**

**I. Attendance/Call to Order**

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

*Board Members*

Allein, J.	<u>X</u>
Campbell, S. (Vice Chair)	<u>X</u>
Keefe, J.	<u>X</u>
McNichol, S.	<u>exc.</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>exc.</u>

*Secretary*

Eckert, E.	<u>X</u>
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*Liasons*

McNichol, R. (Code Enf.)	<u>exc.</u>
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Roll call indicated that four (4) voting members were present and a quorum existed.

**II. Public Hearings:**

a. *63 Central Ave. – Art Lazazzero – Vinyl view-thrus for side windows and vinyl lettering for front windows*

Mr. Lazazzero was present. Mr. Lazazzero presented new images for the vinyl lettering on the 4 front storefront windows of this business. S. Campbell asked if the colors in the images were accurate to what would be on the windows. Mr. Lazazzero recognized that the HPC would prefer 3 colors for the lettering, but if the Board would allow him to use 4 colors to match his other signage, the colors of the proposed lettering was accurate. M. Meyer stated that because the colors would be consistent with the other signage, 4 colors would be acceptable. Mr. Lazazzero presented 3 image options for the vinyl view-thrus to be located on the side windows of his business. The Board discussed that Option 1 was preferable if the sky could be less cloudy.

MOTION: J. Allein moved to approve the CoA as agreed – the vinyl lettering on the front as presented and the vinyl view-thrus would be Option 1 with less clouds. Second by S. Campbell.

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

b. *10 Aurora St. – Matt Murphy – Signage*

Mr. Murphy was present. He presented the Board with an image of the proposed storefront and explained that this CoA application was for the sign shown in the image only. The sign is 4' x 16' and will be approximately 15' off the ground centered on the brick face of the building. S. Campbell asked what the sign will be made of, Mr. Murphy explained that it would be aluminum.

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MOTION: M. Meyer moved to approve the CoA as presented. Second by J. Keefe.

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

c. *14 St. Joseph St. – Joseph Armatyz – Replacement of roof*

Mr. Armatyz was not present. The Board discussed that this work is a replacement in kind.

MOTION: M. Meyer moved to approve as presented. Second by S. Campbell.

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

d. *42 Aurora St. – Shannon McNichol – Lawn sign*

Mrs. McNichol was not present. No images of the proposed lawn sign were included in the CoA application. Hearing was postponed to the November meeting.

e. *25 Church St. – William Harnack – Upper porch windows*

Mr. Harnack was not present. M. Meyer presented the images of the new windows which will be enclosing the porch and replacing the existing plastic that is there currently.

MOTION: M. Meyer moved to approve as presented. Second by J. Keefe.

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

f. *85 Central Ave. – Paul Lista – Exterior work including lighting and fence*

Mr. Lista was not present. The work described includes the replacement of the exterior glass door that faces Central Ave., replacement and repair of the front concrete stairs to improve accessibility, new fencing on the side of the building which will match the fencing next door and gooseneck lighting over the signage panels for future signage. J. Keefe stated that another CoA Application will have to be submitted for the signs to go up on the signboards.

MOTION: M. Meyer moved to approve as presented. Second by S. Campbell.

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

**III. Approval of Meeting Minutes**

a. *September 10, 2014 (Regular Meeting)*

M. Meyer corrected the date of the next meeting to October 8, 2014.

MOTION: M. Meyer moved to approve the minutes as corrected. Second by S. Campbell.

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

**IV. Administrative Matters:**

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a. Public comment on matters of interest:

i. New property issues:

1. J. Keefe stated that there are many businesses on Central Ave. that are violating the signage regulations of the Historic Preservation Commission and the Village Code with regards to how much of the storefront window should be covered. J. Allein stated that the Village Code does not specify a percentage of storefront area that is permissible. J. Allein suggests that the HPC writes a letter to the Village Attorney to revamp the signage ordinance to a 30% maximum coverage of glass. J. Keefe will write a letter to Village Attorney A. Herdzyk to recommend the change in the Village Code.
2. 5432 Broadway – J. Keefe stated that there is a treehouse being constructed behind this property that is visible from the street. M. Meyer will contact Code Enf. R. McNichol about the treehouse.

b. Ongoing property issues

- i. 1 Central Ave. (former Sunoco Station): *No update*
- ii. 5346 Broadway (Wally's Auto Shop): *No update*
- iii. 5437 Broadway (Depew Lancaster Moose Lodge): *No update*
- iv. 5513 Broadway (former Memory's Restaurant): *Update - Code Enforcement has an ongoing investigation regarding these violations.*
- v. 85 Central Ave.: Exterior work with no CoA: *Update – CoA application came before the Board earlier in the meeting.*
- vi. 5461 Broadway (Lancaster Presbyterian Church): *Update – The spindles have been installed according to the approved CoA.*

c. Communications/Reports

- i. The HPC received a letter from SHPO that NYS SHPO has approved the Central Ave. District nomination and has passed the nomination onto the National Parks Service.

d. Treasurer's Report

- i. No report.

**V. Old Business:**

- a. National Register Nomination – Central Ave. District
- b. National Register Nomination – Broadway District: *Update - The draft nomination was submitted before October 1 for SHPO review. A Public Meeting will be held November 12, 2014 at 6:00pm in the Council Chambers for the Broadway District. S. Campbell will file the final CLG grant report for the nominations. M. Meyer will file the yearly CLG report.*

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- c. Combined HPC Meeting: *No update*

**VI. New Business:**

- a. 90 Central Ave.(Lancaster Antique Mall) – Roseanne Lewandowski – National Register Eligible property
- b. New HPC Guidelines – Emma Eckert, Secretary – The Board, led by Secretary E. Eckert, discussed the possibility of creating guidelines that would establish a 2-week rule for CoA Applications which would require property owners to submit CoA Applications to the HPC at least 2 weeks prior to the next HPC meeting. The Board is also looking into other ways, such as a mailing, an article in the local newspaper and/or putting more literature up on the Village’s website, to inform the public about the HPC and how to apply for a CoA and when a CoA is necessary. E. Eckert and M. Meyer will gather some literature and the Board will discuss what information will be dispersed and how at the next meeting.

**VII. Next Meeting: November 12, 2014**

- a. There is a Public Hearing at 6:00pm regarding the National Register Nomination – Broadway District prior to the HPC Meeting.

**VIII. Adjourn**

MOTION: M. Meyer moved to adjourn the meeting. Second by J. Keefe.

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