

Lancaster, New York

SPECIAL MEETING MINUTES

June 25, 2008

1. Attendance / Call to Order

The special meeting was called to order at 7:07 P.M. by Chairman Meyer.

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

Roll call indicated that six (6) board members were present and a quorum existed. Brunea arrived late and raised the quorum to seven (7) board members.

2. Hearings / Petitions

Mr. Ralph M. Mohr, 5622 Broadway: Dormer Windows; Gutters and Downspouts; Brick Garden Wall; Basement Entrance; Stairs and Wall

A discussion of all the proposed work took place. The board reviewed the details of each item of proposed work as well as the overall order in which the work is expected to be performed. The board requested that priority be placed on work that will be completed in the front of the house. The board ruled on each item individually:

Site Lighting:

MOTION: Miller: Motion to approve two New York Series antique-style cast aluminum post lights between 6'6" and 8'6" tall to be installed along driveway walkway.

Seconded by Kwiatek.

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

Parking, walkways, paving materials:

MOTION: Miller: Motion to approve driveway and walkway on west side of house to be made of poured concrete; brick on sides of driveway. Crushed stone and architectural grates will be installed for drainage. Drainage for the area will be tied into the village drainage sewer on Washington Street.

Seconded by Brunea.

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

Doors/Entrances; Exterior Stairs.

MOTION: Miller: Motion to approve basement entrance below grade to be reconstructed with poured concrete steps and landing to code, with measures taken to improve drainage. The footer for the proposed garden wall may be poured when the steps are poured.

Seconded by Preston.

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

Exterior Walls.

A wall (height to code) will be constructed around the descent to the basement entrance, tying into the house. The base will be of bluestone with brick above to match the house and foundation. At east rear of property, the removed chain link fence sections will be replaced with a brick garden wall, with will then continue around corner of property to the garage. The owner may seek a variance regarding wall height.

TABLED pending final design review; no hearing date set

Fences.

MOTION: Miller: Motion to approve the wrought iron fence to be continued to each side of the driveway on the west side of the house, with a single man-gate at the walkway.

The driveway will not be gated. On the east side of the house, sections of wrought iron fence from the back of the property will be moved forward to replace damaged sections of chain link.

Seconded by Brunea.

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

Windows.

Replace non-original single-paned dormer windows with more efficient windows of same/similar appearance.

TABLED pending final design review; Hearing scheduled for July 9, 2008, at 8:00 P.M.

Porches and/or Balconies.

MOTION: Miller: Motion to approve that the structure of front porch be rebuilt with appropriately sized lumber to support the load. Ceiling will be replaced with wooden bead board/wainscoting, to be painted or stained at the owner's discretion. Should electric lights be added to the porch in the future, the style will need to be submitted for approval by the Historic Preservation Commission.

Seconded by Pecqueur.

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

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Roofs/Roofing: MOTION: Miller: Motion to approve that the house roof be replaced with black architectural shingles. Dormer roof will be replaced with black rolled roofing over ice shielding, with ventilation in the back. Porch roof will be replaced with black rolled roofing and copper flashing, with gutters added to the outside. Original pitch will be maintained for all roofs.

Seconded by Meyer.

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

ACTION: Miller will send copies of fully executed petition with conditions noted.

3. Additional business

a) **Keysa Memorial:** Pecqueur: Plaques are \$250; an engraved, curved granite bench is \$675 installed by Wagner Monuments. DPW will pour the footing. The bench will be located between the maple trees at the front east side of the Municipal Building. Possible engraving: name, dates, and quote: "He left the world a better place."

4. Next Meetings:

July 9, 2008, August 13, 2008, September 10, 2008

5. Adjourn

MOTION: Brunea: To adjourn at 8:40 P.M. Seconded by Meyer.

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

