

Lancaster, New York

MEETING MINUTES

January 14, 2009

1. Attendance / Call to Order

The meeting was called to order at 7:37 P.M. by Chairman Meyer.

Brunea, J.	<u>ex.</u>	Alternates:
Giallanza, J.	<u>ex.</u>	1. Kwiatek, R. <u>x</u>
Harnack, W.	<u>ex.</u>	2. Hassett, J. <u>x</u>
Meyer, M., Chair	<u>x</u>	
Pecqueur, J.	<u>ex.</u>	Simme, J. <u>x</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 (2) board members and two (2) alternates were present and a quorum of four (4) existed.

II. Public Hearings: Property Address/Petitioner/Proposal Description**A.) 33 Lake Ave / Mr. Brian Lewandowski / Local Historic Landmark Designation**

Mr. Lewandowski described the restoration of their home over the last 14 years, and provided a completed Local Landmark Application and supporting photos and documents. A 203K loan was used to rehabilitate the property. Missing Victorian elements (railings and trim) were reproduced from scraps of originals. Most of the work has been done by the owners themselves. They recycled the mint green aluminum siding which had covered the original clapboards in order to buy the paint for its Painted lady" color scheme. The interior downstairs woodwork is original and unpainted. An inscription from the cement floor in the basement dates the home to 1906.

MOTION: Meyer: Approve application as presented. Seconded by Kwiatek.

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

ACTION: Miller will mail a copy of the ruling to the owners and file the Local Landmark status of the property with the county clerk and SHPO. A Local Landmark certificate will be presented to the owners at a future meeting.

III. Administrative Matters:**A.) Approval of meeting minutes: December 10, 2008**

MOTION: Hassett: To accept minutes from November 12, 2008 meeting as amended.

Seconded by Kwiatek.

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

B.) Communications/Reports:

1. Treasurer's Report: Miller had voucher for secretarial work signed and advised members that receipts from the holiday party dinner are required for reimbursement. **Budget:** Due on Feb. 13th. Stribing advised that grant money should be included in budget upfront.

C.) Public Comment on Matters of Interest

1. 84 and 82 Central Ave: Simme: No update, will follow up. Stribing: Mr. Benchley called with questions about his sewer line, and Stribing advised him of historic district requirements.

2. Temporary signage: Miller send a letter regarding the signage issues to the Mason's.

3. Kotansky's: Sold back lot. **11 School Street:** Possibly missing windows again.

Old café (Central and Pleasant):In court for windows, boarded up by village.

IV. Old Business

A.) Town Hall Expansion: Letter from Stan Keysa addressed similar issues to those raised by the board: window hierarchy, proportions, and brick.

Harnack questioned (via email) whether an addition is needed at all.

Meyer stated that the board isn't passing judgment on the need for the building, just on the issues associated with the building itself.

Simme noted that there are 37 bids on the project so far. He also noted that NYCRR Title 19 §1201.2(b) of the puts the government in charge of its own building, therefore a building permit isn't even required for the expansion of its own building, and it isn't required to go before the planning or historic commission, just as the schools don't need to be inspected by the building dept. A Certificate of Appropriateness for the expansion project isn't required, but the opinion of the Historic Preservation Commission was helpful.

Meyer noted that the building isn't eligible for the National Register due to cleaning techniques used.

The project could have been halted via permissive referendum back at the funding stage 2 years ago with the signatures of 5% of the voters who voted in the last governor's race, but no action was taken during that window of opportunity.

Miller will invite the project leaders for another hearing to determine if advice of the commission has been taken into account.

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

Meyer: Could be addressed through façade program, depending on who participates. Tabled.

Lancaster, New York

C.) CLG Grant: Meyer received a letter from SHPO: Approved: \$15,180. Due to budgeting issues it could be 6 months before project can begin. Meyer will prepare RFP. Miller will email original RFP used to generate an estimate of project cost to Meyer for reference.

D.) Main Street Conference: Harnack will attend.

E.) Title search for expansion properties: Kwitek: Checked with 58 Aurora and she received no notification. Miller will check with county about how to establish notification. Meyer will get list of expansion properties from work.

V. New Business

A.) Annual Report Draft: Finalized, will be submitted electronically on time.

B.) Façade Program Update: Meyer: So far, have photographed fronts, making base drawings, then schematic designs and final designs, with 17 properties participating. Waiting for executed contract. The property owners have not been spoken to yet, but they will be receiving a letter and appointments will be made with each. Actual construction is scheduled to begin in the spring.

C.) Code: Error/discrepancy regarding Historic Preservation Commission appeals, directed to Zoning Board in one part of the code and to Board of Trustees in another. Stribing will resolve.

E.) Conceptual Plan Selection: Stribing: One of the seven proposed conceptual plans for the CBD redevelopment needs to be selected as THE conceptual plan in order to facilitate work with developers. Stribing presented a large visual of the plan that was adopted at the Community Development meeting, and which is being presented to the other boards as well.

Meyer requested smaller-scale images.

Tabled.

F.) Rehab Stimulus for Distressed Communities: Stan Keysa, Stribing and Mark?? Are attending. Stephen Weiss:

G.) Façade Easements: Ask business owners for a façade easement to be held by the CDC. Owners don't have to pay taxes on the grant improvements and the CDC can insure that they are maintained.

VI. Correspondence/Articles:

VII. Next Meetings:

February 11, 2009

March 11, 2009

April 8, 2008

VIII. Adjourn:

MOTION: Millern: To adjourn at 9:12. Seconded by Hássett.

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

