

MEETING MINUTES

July 8, 2009

I. Attendance / Call to Order

The meeting was called to order at 7:32 P.M. by Acting Chairman Harnack.

Brunea, J.	<u>exc.</u>	Alternates:	
Harnack, W., Acting Chair	<u>x</u>	1. Kwiatek, R.	<u>x</u>
Meyer, M., Chair	<u>ex.</u>	2. Hassett, J.	<u>x</u>
Pecqueur, J.	<u>ex.</u>		
Preston, T.	<u>(7:36)</u>	Simme, J.	<u> </u> (Bldg. Dept.)
Miller, G., Secretary	<u>x</u>	Stribing, J.	<u> </u> (Village Bd. Liaison)

Roll call indicated that a quorum of five (5) existed. Preston arrived shortly after the call to order, bringing the quorum to six (6).

II. Public Hearings:

8:00 – 27 Church St / Lorry Converse / Window replacement with similar
 Ms. Converse was unable to attend due to being out of town.
 Harnack noted that he will recuse himself from this item when it is considered due to the applicant being his neighbor.
 Tabled.

8:15 – Façade Projects/ Stribing
 30 Central Ave / Patricia Besch
 32 / 34 / 36 Central Ave / Philip Arnold
 37 Central Ave / William Schutt
 Stribing was unable to attend. Minutes of the Architectural Review Committee hearings for these properties were provided by Miller. The make up of the Architectural Review Committee was addressed. Miller noted that all members were invited to join the committee but that only Hassett and Miller were available.
 Tabled.

8:30 – 44 Central Avenue / Tichy (owner), Paul Schuster (contractor) / Fire exit stairs
 Mr. Schuster was unable to attend in person and was only available via speaker cell phone to answer hearing questions.
 Tabled.

III. Administrative Matters:

A.) Approval of meeting minutes: June 10, 2009

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MOTION: Pecqueur: To accept minutes from May 13, 2009. Seconded by Hassett.

MOTION APPROVED: In a vote of six (6) to zero (0). Carried.

B.) Communications/Reports:

1. Treasurer's Report: Miller: An end-of-the fiscal-year report will be available next month. It is not available this month because the audit is still in progress.

C.) Public Comment on Matters of Interest

- 1. Procedures:** The appropriateness of utilizing executive session for the board's discussions and rulings on Petitions for Certificates of Appropriateness was discussed and will be clarified with the village attorney. Also, petitioners must attend or send representation to public hearings in order for the board to consider and rule on Petitions for Certificates of Appropriateness.
- 2. Outreach:** Hassett noted that once owners have put in the time and research into preparing a project to come before the board, they are frustrated to be told by the board that their time, energy and resources have been wasted on an inappropriate project. An new approach should commend owners for their efforts and for their initiative to improve their properties. The board agreed that a resource file for historically appropriate products should be maintained and that resources and information need to reach the residents of the Historic District before their projects are completely planned. Informative handouts and an inservice could be prepared for the staff of the Building Department to make sure that residents are getting the necessary, accurate and thorough information as early as possible. The possibility of locating a product resource file and other useful published materials at the Lancaster Public Library will be investigated by Miller. The Outreach Committee (Preston, Miller) will meet on July 22nd to work on the newsletter, building and business owner workshops, resource files, etc.
- 3. 71 Central Ave:** The issue has been adjourned by the Village Board for 2 months to give the original owners time to get legal ownership and to fix it up – it is full of mold and infested. The village is trying to avoid having to demolish it.
- 4. 81 Central Avenue:** Simme is not in attendance. A letter will be sent to follow up.
- 5. 5631 Broadway:** Simme is not in attendance. A letter will be sent to follow up.
- 6. Memories:** Simme has noted at the last meeting that there is nothing that violates code, but he was going to send a letter requesting information about use of property. Simme is not in attendance. A letter will be sent to follow up. Harnack noted that other municipalities have laws that address abandoned storefronts.

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7. **Mashlonik's**: A tenant has been observed residing at the previously vacant property.
8. **Wally's Gas Station (Aurora and Broadway)**: May be going up for sale. Needs roof/fascia repairs. Simme was going to notify. Simme is not in attendance. A letter will be sent to follow up.
9. **Ralph Mohr (5622 Broadway)**: Still has no porch roof. Simme is not in attendance. A letter will be sent to follow up.
10. **Kotansky's**: Still has missing windows. Simme is not in attendance. A letter will be sent to follow up. Could probably be designated a local landmark as well, but this currently does not provide additional protections or benefits for properties already designated within the Historic District. A tax abatement for designated landmark properties, both outside and within the district, should be instituted.

IV. Old Business

- A.) **Façade Program Update**: Stribing is absent – tabled.
- B.) **Code updates**: July meeting of the planning board was canceled. The language emphasizing the case-by-case basis of Certificate Appropriateness rulings should be added to the beginning of Ch. 152. It is not necessary to add it to Ch. 92 as well.
- C.) **National Register nomination (Opera House)**: Miller sent a letter to the Town Board clarifying the benefits and obligations for National Register property owners.
- D.) **CLG Grant Project**: Still awaiting contract from SHPO before a contract can be signed with consultants.
- E.) **Elks sign proposal**: Stribing absent – tabled.
- F.) **Village Dissolution**: Mr. Herdzik should be consulted regarding what would happen to the Historic District and the Historic Preservation Commission in the event that the Village of Lancaster is absorbed into the Town of Lancaster.
- G.) **Alternate Member**: Pecqueur is still attempting to persuade Stan Keysa to join.

V. New Business

- A.) **Giallanza Retirement**: A get-together will be planned for the fall instead of at Christmas. A gift will be selected.
- B.) **2009-10 CLG grant**: Not applicable to carriage house situation. Meyer had previously suggested a Historic Resource Inventory Report on Kotnsky's to aid in preservation efforts, and another idea was street sign toppers for all intersections within the historic district to promote a positive awareness of the district and its boundaries. The board felt that the signs had a more widespread benefit. The new

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grant is due at the end of the month and requires review by the grant writer and matching funds from the Village Board, which as canceled its next meeting, so time may run out. Miller will try to have something submitted in time.

C.) CLG Audits: SHPO will begin auditing CLGs this fall, eventually auditing all CLGs. The CLG agreement is explained in detail in the latest *Landmarker* Publication, and Miller has attached Lancaster's CLG agreement for reference. She noted that the village should be in good shape for the technical requirements of the agreement, since annual reports have been submitted in a timely manner, a training budget is in place, the addition of alternates to the board has resulted in no more canceled meetings, and the survey will be updated this fall with the CLG funding. Miller copied the Mayor on the SHPO notice about the upcoming audits.

D.) Property Maintenance Code: Miller noted that the recent Village Board meeting minutes indicate that the state Property Maintenance Code has been adopted. Meyer and Simme had been working on this, but neither is in attendance to provide details.

E. Christmasville Displays for Sale: The displays are owned by the Opera House. The village was given the right of first refusal but the asking price was too high.

F.) Press coverage: Miller was contacted by the reporter who confused the historical society and the Preservation Commission for clarification and will be sending out a complete packet of information about the commission.

G.) 4th of July: This year it was held in the Save-A-Lot parking lot rather than on Central and the atmosphere was much diminished by the unattractive surroundings that could have been any parking lot anywhere, while the beautiful and distinctive center of Lancaster community on Central Ave was dead. The board will encourage the relocation of the celebration to its usual location in the future.

F.) Tree Ordinance: Harnack: Tabled.

VI. Correspondence/Articles:

Local Landmarker. Issue 12, Summer 2009

Mainstreet News. May/June 2009

VII. Next Meetings:

August 12, 2009

September 9, 2009

October 14, 2009

VIII. Adjourn:

MOTION: Pecqueur: To adjourn at 9:00. Seconded by Preston.

MOTION APPROVED: In a vote of six (6) to zero (0). Carried.