

Lancaster, New York  
**MEETING MINUTES**  
 June 8, 2011

**I. Attendance / Call to Order**

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

Alternates:

Grocott, S.	<u>  x  </u>	1. Kwiatek, R.	<u>  exc.  </u>
Harnack, W., V. Chair	<u>  x  </u>	2. Hassett, J.	<u>  exc.  </u>
Meyer, M., Chair	<u>  x  </u>	Pease, G.	<u>  exc.  </u> (Bldg. Dept.)
Miller, G., Secretary	<u>  x  </u>	Stribing, J.	<u>  exc.  </u> (Village Bd. Liaison)

Roll call indicated that four (4) members were present and a quorum of four (4) existed.

**II. Public Hearings:****A. 52 Church / Tarpy / Porch work**

Jerome Tarpy attended and presented a proposal for the complete tear-off and rebuild of front, side and rear porches using pressure-treated lumber. Existing square replacement spindles will be replaced with Victorian style spindles to match posts. A 2<sup>nd</sup> floor ipe wood landing/deck added to the rear porch. The board noted that the 2<sup>nd</sup> floor deck will not be visible from a public street or alley and is therefore not a concern to the commission. Lattice and plywood porch skirting will be replaced historic spade-design white polyurethane skirting balusters, since the material will be in contact with the ground. Landscaping will obscure much of the skirting. The board determined that the existing materials were not original/historic and that this is an appropriate substitution of modern materials. A walnut stain will be used on porch decking and stair treads, and risers, spindles, posts, and skirting will be white. Roofs, posts and decorative pieces will be retained, repaired as needed and reused. No historic images of the property were discovered by the owners, and Miller reported that none existed in the post-card collection.

MOTION: Grocott: To approve the design as presented. Seconded by Miller.

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

**B. 87 Central Ave / Lista / addition removal; exterior window trim**

Paul and Ellen Lista attended the hearing and presented a proposal to remove the non-historic addition to the rear of the property. It has no foundation and no floor, and is poorly constructed. Removing the addition will expose the original brick exterior of the main structure, as well as the opening to the basement. After removing the addition, the Listas plan to cover the opening with a freestanding shed. The board noted that since it will be visible from the street, the design of the shed will need to be submitted for review. The Listas presented the second proposed alteration, noting that all fifteen windows had been replaced prior to their purchase of the property, but that the matching replacement trim had not been installed on five of them. They proposed installing the trim on the five remaining windows to match the other ten.

MOTION: Grocott: To approve as presented. Seconded by Kwiatek.

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

**III. Approval of meeting minutes:**

April 13, 2011

MOTION: Meyer: To approve the minutes from April 13, 2011, as amended. Seconded by Grocott.

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

May 5<sup>th</sup> 2011

MOTION: Grocott: To approve the minutes from May 5, 2011, as amended. Seconded by Meyer.

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

#### IV. Administrative Matters

##### A.) Communications/Reports:

1. Vouchers signed. The line item for the 2011 CLG grant was omitted from the budget but the funds will be made available by the Village Board.

##### B.) Public Comment on Matters of Interest:

1. New Property Issues:
  - a) **10 Aurora** (Aurora Imprints): Sign turned on
  - b) **39 Central** (Energy Entertainment): signage has not been approved. The interpretation of the code to mean that a sign behind glass is not a sign for code enforcement purposes that was put forward by Herdzik with regards to 24 Central's previous backlit/animated sign needs to be resolved to avoid future difficulties with window display area signage.
  - c) **41-43 Central** (Maute Building): Base of bricks along alleyway is deteriorating
  - d) **31 Central Ave** (YMCA): should not be in storefront: Stribing: tries to work with building owners to get the right kinds of enterprises into the spaces but they don't want to wait when offices are ready with money right away. 30 Central could be a bakery shortly, but there is a professional office ready today. 41 Central will be Technet.
  - e) **Aurora Market**: Sandwich boards left out outside of business hours. Although the business is unique in format, uniform enforcement of code is important.
2. Ongoing Property issues: Pease (not present)
  1. **5430 Broadway (Broadway Deli): Trailer sign violations**: no update
  2. **33 Legion Parkway (Elks)**: Trailer sign removed.
  3. **24 Central Ave**: sign removed due to new business
  4. **5346 Broadway (Wally's)**: initial repairs complete
  5. **33 Aurora: (Kotansky's)**: windows replaced
  6. **5524 Broadway (formerly Memories): broken window**: window replaced.
  7. **5472 Broadway (Wine Pocket): lightbulbs too bright/misdirected into street**: no update
  8. **5437 Broadway (Moose): siding repair needed**: no update
  9. **20 Church**: No update
  10. **5658 Broadway**: Barn porch permit issued last year without approval. Miller has viewed the project and it appears that it could be reversed without damage to the historic barn. No update.

#### IV. Old Business

1. **New member recruitment:** No update
2. **NAPC code of ethics:** Discussion determined that it is not specific enough to be beneficial, given the village has already a code of ethics.
3. **Historical color list:** To avoid subjectivity, the board can refer property owners to available lists for selection. Owners may use any brand of paint.
4. **West Main Street update:** Stribing: Engineering firm hired for asbestos survey bid specs and desconstruction bid specs. Different portions of the building may be removed in different funding scenarios. Awaiting response from bank on private offer to buy out mortgage for fifty cents on the dollar.

**V. New Business**

1. **CLG Grant 2011 awarded:** Funding not yet available. We can begin to design our RFP.
2. **Financial disclosures:** due July 15th
3. **Lancaster Village Market Historic Map:** Some errors but visually appealing.
4. **CoA application front matter:** Miller: Draft of new wording to reflect recent code changes and to notify the owner of the criteria used for our decisions.
5. **Newsletter:** Miller will wait for updates from Stribing.
6. **NT Conference:** Super early bird registration for PBN members at \$225 for June.
7. **Opera House 30th Anniversary:** New pole banners installed and events planned.

**VII. Next Meetings:**

July 13, 2011

August 10, 2011

September 14, 2011

**VIII. Adjourn:**

MOTION: Grocott: To adjourn. Seconded by Miller.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member