

Lancaster, New York
MEETING MINUTES

Wednesday September 14, 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> x </u>
Harnack, W., V. Chair	<u> exc. </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> x </u> (Village Bd. Liaison)

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

II. Public Hearings:

A. 30 Central Ave / Pritchard / Signage

Applicant Dan Pritchard attended.

Background: The applicant is the owner of a new skateboard shop.

Proposal: Painted black and white 2’x6’ wooden sign with business name, to be located within the existing signage band.

Findings: The proposed sign is appropriate.

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

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

B. 33 Lake / Campbell Lewndowski/ National Register Nomination

Sherry Campbell and Brian Lewandowski attended.

Background: The property is designated by the Village of Lancaster as a Local Historic Landmark and is owned by Sherry Campbell and Brian Lewandowski. Following a review of the nomination materials, the Commission determined that the property is eligible for nomination to the State and National Historic Registers because it possesses integrity of location, design, setting, materials, workmanship, feeling and association, and embodies the distinctive characteristics of Queen Anne architecture.

MOTION: Miller: To support the nomination of 33 Lake Avenue to the National Register. Seconded by Grocott.

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

Miller will forward a report on behalf of the Commission recommending that the Village Board pass a resolution authorizing the Mayor to formally support the nomination as well, and that the Mayor’s recommendation be forwarded, along with this report, to the State Historic Preservation Office as soon as possible, so that the nomination process may continue.

C. 5630 Broadway / Thuerck, Broadway Deli / Signage

The applicants did not attend and the hearing is postponed.

D. 12 St. Joseph Street / Staffeldt / Siding

Mr. and Mrs. Staffeldt attended.

Background: The 2009 survey form indicates that the property is a modest 1½ story craftsman style cottage from the 1920's, with a jerkinhead gable roof and a 1 story porch, a portion of which appears to be an original enclosed sunroom. The open portion of the porch is supported by a single wooden post and enclosed within a solid wooden railing.

Fenestration is flat-topped, with replacement sash and some exterior fixed shutters. The owners noted that the cedar shake shingle siding will no longer hold paint — it falls off after 1-2 years. They have not been able to find anyone who will give them a quote for real cedar shake shingle siding because it is so time-consuming and would likely be cost-prohibitive.

Proposed: The owners propose siding in vinyl, perhaps with vinyl shake on the front, which is in the \$20,000 range. All the neighboring properties have vinyl siding, but the owner especially appreciates and values the cedar shake appearance. The owners hope to do the work in the spring.

Findings: Vinyl is not an appropriate replacement material in the historic district. Grocott suggested that the owner look into hardi-board or similar material as a more appropriate material than vinyl, and come back before the commission with product samples and/or spec sheets on their preferred options. The owners agreed.

MOTION: Grocott: To table.

E. 1 West Main / Diegelman, Bloomsbury Toy Shoppe / Sign

Proposed: Diegelman proposes changing the graphic on her existing signage to reflect the name of her new business.

Findings: The change is appropriate.

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

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

F. 5600 Broadway / Marino / Construction

The applicants did not attend and the hearing is postponed.

G. 44 Central / Tichy, Twin Village Music / Lighting and Shutters

The applicant experienced a death in the family and cannot attend, but requests that the board consider the proposal in his absence. However, the application lacks sufficient information about the placement of the proposed lighting and shutters and is postponed.

H. 5636 Broadway / Miller / Driveway

Since Miller must abstain, a quorum is not available to consider the application and the hearing is postponed.

III. Approval of meeting minutes:

A. June 8, 2011

MOTION: Grocott: To approve meeting minutes for June 8, 2011. Seconded by Meyer.

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

B. August 4, 2011

MOTION: Kwiatek: To approve meeting minutes for August 4, 2011. Seconded by Meyer.

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

IV. Administrative Matters

A.) Communications/Reports:

B.) Public Comment on Matters of Interest: tabled

1. Ongoing Property issues: Pease: not present, but sent email update:
 - a) 5630 Broadway-waiting for Historical board's decision on sign as the case has been adjourned in court.
 - b) 5346 Broadway- Wally's-roof has been covered which meets code however it might not be an acceptable covering for the historical commission.
 - c) 5437 Broadway- Mose- will send out an appearance ticket for lack of repairs.
 - d) 5622 Broadway-Mohr- case is in court scheduled for trial then Mr. Mohr got injured and the trial was adjourned until September 20.
 - e) Save-A-Lot and Boce's complex at 10 Aurora St.- The village board passed a resolution at Monday night's meeting to hire William Schutt and Associates to conduct a structural report to verify that the building is a safe structure.
 - f) 19 Legion Pkwy: will be demolished

IV. Old Business:

- A. **New member recruitment:** Tracey Diegelman of Bloomsbury Toy Shoppe is looking into joining the board.
- B. **Appeal hearing:** The portion of the ruling requiring a wooden rather than steel door was ruling on was overturned on appeal. The owner made no statement. Although required by code to be evaluated using the same criteria, no reference was made by the Village Board to the criteria, with the basis of the decision being that the Village Board Members "do not have a problem" with the steel door. The Village Board may seek to meet with the Commission to discuss the matter. The Commission will have to provide an account and explanation for the Village Board's Ruling in its Annual Report to the State Historic Preservation Office.

V. New Business:

- A. **CLG Grant meeting:** It may be most effective to focus grant funding on a District in the Central Business District and then on individually listing properties in the district.
- B. Village Board meeting: Perhaps next month at 7:00.
- B. **Save-A-Lot: Stribing: Sat down and negotiate with owners and their lawyer, but not much positive progress.**
- C. **Holiday Party:** Perhaps someplace local this year.
- D. **Annual Report:** Submit concerns or other items for inclusion.

VI. Next Meetings:

October 12, 2011

November 9, 2011

December 14, 2011

VII. Adjourn:

MOTION: Grocott: To adjourn at 9:10. Seconded by Meyer.

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

Respectfully submitted,

Grace M. Miller, Secretary and Board Member