

Lancaster, New York

MEETING MINUTES

Wednesday, April 11, 2012

I. Attendance / Call to Order

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

Alternates:

Campbell, S.	<u> x </u>	1. Kwiatek, R.	<u> exc. </u>
Harnack, W., Vice Chair	<u> x </u>	2. Hassett, J.	<u> exc. </u>
McNichol, S.	<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.

Guests:

Art Herdzik, Village Attorney	<u> x </u>
Jim Allein, Planning Commission	<u> x </u>

II. Public Hearings:**A. 87 Central Ave / Paul Lista / Fencing**

Mr. Lista attended. The fencing proposal had been tabled pending receipt of a siteplan, which has been received. The board has been notified that there is a legal dispute between Mr. Lista and his neighbor James DeLaPlante at 85 Central concerning the proposed placement of the fencing due to conflicts with various easements. Herdzik clarified that the board cannot resolve the dispute and that it need have no effect on the evaluation of the historic appropriateness of the proposed fencing. It will have to be decided between the neighbors or in court.

MOTION: Harnack: To approve as presented. Seconded by McNichol.

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

B. 5461 Broadway / Jim Allein, Presbyterian Church / Façade Spindle removal

Mr. Allein attended and explained that the spindles removed without the required Certificate of Appropriateness in the fall were custom-made 1970's era plastic replacements of original wooden spindles. The plastic had deteriorated and the spindles were damaged during the recent removal. Although the pre-1970's images of the Church available on historic postcards do not have resolution sufficient to clearly show the spindles, one of the original wooden spindles is preserved in the Church's archive, including a square nail indicating its historic age, and it was presented it to the Commission. Sources for the fabrication and installation of new replacement spindles have been found but the Church does not wish to incur the cost.

The board noted that the cost is not a criterion upon which Certificates of Appropriateness may be decided, and removal violates all established criteria. The Presbyterian Church is one of the most historically significant properties in the village and its architectural features, well documented in this case, must be retained. Permanent removal of the spindles is an alteration that is not compatible with the property's historic character and surrounding district, especially with the alteration's location on the façade of an especially prominent building.

MOTION: Miller: To deny proposal as presented. Seconded by Harnack.

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

C. 50 Central / Eddie Ryans, Ed. Church / Sidewalk sign

No one attended. Mr. Church indicated on his application that the sign had already received approval in 2001. Miller will check the files. The proposal is tabled pending the outcome of the file review.

D. 5383 Broadway / Empire Automotive, Doug Fahy / Metal Sidewalk Sign

No one attended. Although the proposed sidewalk sign is smaller than the maximum allowed and features light letters on a dark background, the amount of text does not adhere to the design standards and the changeable letters are a concern. The proposal is tabled pending further consultation with Mr. Fahey about possible design modifications to bring the signage into greater alignment with historic district criteria.

E. 5636 Broadway / Grace Miller / Rear addition

Miller attended. She presented a description, sketches and Photoshop mock-ups of the proposed 18' x 20' addition at the rear of the National Register-eligible property. The addition would be set back from the face of the elevation of the existing property and only partially visible from the street. Aside from removing a small, non-original mud room addition, no change will be made to the existing structure except for the creation of an opening for a door to the second floor at the level of an existing staircase landing, and the existing exterior and storm door will be used on the addition. Details such as windows and railings may be presented for further review as the project progresses.

MOTION: Harnack: To approve proposal as presented with the condition that final plans be submitted. Seconded by Meyer.

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

III. Approval of meeting minutes: March 14, 2012

MOTION: Harnack: To approve meeting minutes as amended. Seconded by Meyer.

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

IV. Administrative Matters

A.) Communications/Reports:

- i. **Treasurer's report:** If budget is adopted, board members will receive \$75 for each meeting attended.
- ii. **Workshop Report:** Among many important topics covered at the recent National Trust Main Street Conference, Harnack highlighted the importance of tax base per acre and the favorable impact traditional business districts have compared to big box retail areas.

B.) Public Comment on Matters of Interest:

1. New property issues:

- a. **5111 Broadway:** Harnack has looked closely at the transom opening currently filled with plywood and has determined that glass would be more appropriate

than painted wood. Miller will forward a letter to Mr. Konst advising him.

- b. **24 Central:** Temporary looking window signage is becoming permanent and awning backlit at night.

2. Ongoing Property issues: No updates

V. Old Business:

- A. **Save-a-Lot / West Main:** Stribing: Sections 2,3, and 4 will be demolished. The mortgage must continue to be paid, so Save-A-Lot will keep rent coming along with the former building department area. Then presentations will be made to developers as progress is made putting the street through. Greenspace will be kept down be the creek. Harnack noted that a CoA will be required for the demolition and a great deal of other planning input will be necessary. The masterplan and design guidelines may need to be updated to reflect new requirements.
- B. **Codes news article:** Final proof required for approval.
- C. **CLG funding:** Nothing received from the state.
- D. **New member recruitment:** Allein noted that two alternates from the Planning Commission might be available to serve. Harnack noted that there are education and professional role requirements associated with serving on the board, but Herdzik noted that these were not absolute if vacancies are not able to be filled.

IV. New Business:

- A. **CCIP (Commercial Community Improvement Program) Grant:** Will hear next week if successful. \$10,000 matching, with up to \$6,000 extra dollars in some cases. For income-producing properties in income eligible areas, Wally's, 7 Owls, Moose, possibly on up to Sawyer.
- B. **Public Meeting on Signage:** Herdzik invited commission members to the public meeting with business owners on the proposed signage code amendments to be held on the 26th at 6:00.
- C. **CLG Audit:** Christine Capella-Peters of SHPO will be completing the audit on May 9th and attending that evening's meeting. Miller has reviewed the criteria to be used and believes that it should go well and may result in helpful suggestions for the future.

VI. Next Meetings:

June 13, 2012

July 11, 2012

August 8, 2012

VII. Adjourn: At 9:00 PM.

Respectfully submitted,

Grace M. Miller, Secretary and Board Member