

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
May 13, 2015

I. Attendance/Call to Order

The meeting was called to order at 7:10 PM by Chairman Meyer.

Board Members

Allein, J.	<u>X</u>
Batt, R.	<u>X</u>
Campbell, S. (Vice Chair)	<u>X</u>
Keefe, J.	<u>X</u>
McNichol, S.	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>X</u>

Secretary

Eckert, E.	<u>X</u>
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Roll call indicated that seven (7) voting members were present and a quorum existed.

II. Public Hearings:

a. *5636 Broadway – Grace Miller – Roof replacement with solar panels*

Mrs. Miller was not present. The Board discussed that the roof replacement was a replacement in kind on the pitched roof and the proposed solar panel would not be visible from the public view. The project will include new downspouts and the gutters will be rebuilt.

MOTION: M. Meyer moved to approve the CoA as written. Second by J. Keefe.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

b. *5465 Broadway – Lancaster Presbyterian Church – Sign Replacement*

Verne from the LPC was not present. The Board discussed the material of the sign, which was unknown from the provided materials. The Board resolved to table the hearing to a future meeting.

c. *42 Aurora – Nichol City Realty – New signage*

Shannon McNichol of Nichol City Realty was present. The presented signage includes 2 small signs to direct visitors and clients to the back door where the entrance to the Realty Office is located.

MOTION: J. Keefe moved to approve the CoA as written. Second by J. Allein.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. S. McNichol abstained.

d. *85 Central Ave. – Simply Italiano – Signage*

Mr. Lista was not present. The proposed signage included graphics and text on the remaining existing signboard on the front façade of the building. The Board discussed that this final panel will balance out the front façade signage.

MOTION: S. McNichol moved to approve the CoA as written. Second by R. Batt.

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MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

III. Approval of Meeting Minutes

a. *April 8, 2015 (Regular Meeting)*

MOTION: M. Meyer moved to approve the minutes as corrected. Second by S. Campbell.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

IV. Administrative Matters:

a. Public comment on matters of interest

- i. J. Allein noted that the Historical Society has met with the Town of Lancaster and their Grant Writer regarding pursuing grants/funds to repair the historical property on Church St.
- ii. J. Allein updated the Board on the Community Development Corporation's progress on the West Main St. Project. An RFP has been sent to developers regarding the project. M. Meyer stated that it should be noted that West Main St. is in the Local Historic District.
- iii. J. Allein has spoken with Frank Maddock, who met previously with the HPC regarding signage upon entering the Village from Broadway. Mr. Maddock is in contact with SHPO and the NYS Senate in attempt to find grants/funding for these signs.

b. New property issues

- i. 5432 Broadway (Schwach Dentistry) is for sale. S. McNichol will contact the listing agent to remind them of the property's inclusion in the local and National Historic Districts.
- ii. 43 Central Ave. has been sold. It will remain mixed use – apartments in the upper floors and office space at street level.
- iii. 5511 Broadway (Konst Law Offices) is for sale.

c. Ongoing property issues

- i. 1 Central Ave (former Sunoco Station) – *Update: J. Keefe has a purchaser. They hope to have the gas station up and running in September.*
- ii. 5346 Broadway (Wally's Auto Shop) – *No update*
- iii. 90 Central Ave. (Lancaster Antique Mall) – *Update – The sign has been moved to the back.*
- iv. 1 West Main St. – *Update: Roof was replaced.*
- v. 5430 Broadway (Broadway Deli) – *Update: The temporary sign has been screwed into the fence on their property, no COA has been issued allowing this. M. Meyer will contact the Building Department.*
- vi. 5413 Broadway (Picasso's Pizza) – *No update*

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d. Communications/Reports

- i. The HPC received Village Board minutes from the month of April.

e. Treasurer's Report - *No report*

V. Old Business:

- a. HPC - Website: *Update – the Board Members should send any information they wish to be posted on the new website to Board Member S. McNichol*
- b. Preservation Conference – Geneva NY: *Update –S. Campbell attended the conference on Friday, April 17.*

VI. New Business

- a. May 27, 2015 – National Register Certificate Presentation – *Update: M. Meyer will draft a press release about the presentation. The time still needs to be finalized.*
- b. June 10, 2015 – HPC Meet and Greet Event – *Update: S. Campbell will order the food for the event. S. McNichol will get the drinks and cutlery, plates napkins, etc. E. Eckert will send out invitations to residents of the National Register Districts as well as local officials.*

VII. Next Meeting: May 13, 2015 @ 7:00pm

- a. **Meet and Greet Event @ 5:00pm at 42 Aurora St.**

VIII. Adjourn

MOTION: E. Mikula moved to adjourn the meeting. Second by S. McNichol.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.