

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
March 9, 2016

I. Attendance/Call to Order

The meeting was called to order at 7:00 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>

Code Enforcement Officer

Marshall, S.	<u>X</u>
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Secretary

Eckert, E.	<u>X</u>
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Also in Attendance

Fischione, M. (Code Enforcement Officer)
Schroeder, W. (Village Trustee)
Robinson, D. (Village Trustee)

Roll call indicated that seven (7) voting members were present and a quorum existed.

II. Public Hearings:

- a. *Village Property behind 43 Central Ave. – Village Trustee William Schroeder – Communications Tower*
Village Trustee William Schroeder along with Don Carpenter of Carpenter Consulting were in attendance at the meeting to address any concerns and questions the HPC had regarding the potential communications tower suggested to be erected behind 43 Central Avenue. The Board had many concerns regarding the height and the location of the tower. Mr. Carpenter explained that the tower is planned to be 150 feet tall and that it would need to be on a 50'x50' parcel of land due to the nature of the engineering of the tower in case of failure. The Historic Board believes that the Central Avenue site would be an eyesore to the Historic District and the Central Business District. There was discussion about the tower needing to be filed with SHPO as well as the Planning Commission, which would alert residents within a 150' radius as well. No resolution was made at this time. The HPC would prefer that the entities involved pursue a location outside of the historic district and the Central Business District.
- b. *33 Central Ave. – Garret Farrugia (Schaff Insurance) – Window Sign*
Mr. Farrugia was present at the meeting. He brought with him a similar sign to the one that will be adhered to the window.

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

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

c. *33 Lake Ave. – Sherry Campbell – Window Replacement*

Ms. Campbell was present at the meeting. She explained to the board that she plans to replace an existing window with a larger window that better matches the rest of her windows and frame it to match the existing windows.

MOTION: J. Allein moved to approve the CoA as presented. Second by E. Mikula.

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

d. *43 Central Ave. – Alex Severyn – Additional rear parking*

Mr. Severyn was present at the meeting. Code Official M. Fischione explained to the board that he advised Mr. Severyn to attend the meeting. Mr. Severyn is changing the office building from entirely office space to a mixed office and apartment building. Per code due to the change in zoning of the property, more parking will be required per code and because of the location in the Historic District; a COA will be required for additional parking to be added to the property. The board discussed the possibility of Mr. Severyn only paving a portion of the green space behind his building to accommodate additional parking. Because this is a code issue, the board agreed that this matter is up to the Code Officials and the Zoning Board of Appeals and possibly the Planning Commission. Mr. Severyn will return to the next HPC meeting with his plans for the parking as they pertain to the Historic Preservation Commission.

III. Approval of Meeting Minutes

a. *February 10, 2016 (Regular Meeting)*

MOTION: E. Mikula moved to approve the minutes as written. 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 updated the HPC on the West Main Street property owned by the CDC – there are new tenants moving into the building. The land and the building are still for sale.

b. New property issues

- i. 32 Central Ave. (Nail Salon) – *Business is owned by Angela of Angel Hair Shoppe's sister, her signage issues are the same as were previously dealt with. Sean Marshall will contact.*

c. Ongoing property issues

- i. 5413 Broadway (Picasso's Pizza) – *M. Meyer sent Mr. Digiore correspondence regarding splitting the covered window panels up.*

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- ii. 85 Central Ave. (Simply Italiano) – *No update.*
 - iii. 90 Central Ave. (Vintage Grace Antiques) – *S. Marshall will follow up with owner on the status of the temporary sign which is for sale.*
 - iv. 5642 Broadway (Cellino Plumbing) – *S. Marshall updated the Board that the temporary sign has been removed.*
 - v. 1 Central Ave. (Sunoco Station) – *S. Marshall updated the Board that the flashing sign has been removed.*
- d. Communications/Reports
- i. The HPC received notification of a Preservation Training in Clarence “Preservation Fundamentals” – April 29-30. M. Meyer strongly encouraged the HPC members to attend. There are HPC monies available for this training and education.
- e. Treasurer’s Report
- i. No report

V. Old Business:

- a. Historic Society Building (Clark St.) – *M. Meyer updated the Board that the previous Existing Conditions Study is being updated in order to apply for grant funds for the rehabilitation of this building.*
- b. HPC Website – *S. McNichol updated the Board – the website is live. She will send the link to the Board for them to review. The Board needs to purchase the domain name for the website.*
MOTION: J. Keefe made a motion to allocate funds to purchase the domain name for the website.
Second by S. McNichol.
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.
- c. New HPC Initiative – Local Historic Landmarks – *S. McNichol agreed for her property at 42 Aurora to be the first Local Historic Landmark as part of an initiative nominate additional properties outside the historic district.*
- d. Annual report – *M. Meyer filed the HPC annual report on 2/29/2016.*
- e. NYS Preservation Conference in Albany/Troy – May 5-7 (<http://landmarksociety.org/conference/>) – *The Board is urged to attend this conference. There are monies available for this training/education as well as CLG Scholarships available on the website.*

VI. New Business

VII. Next Meeting: April 13, 2016 @ 7:00pm

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VIII. Adjourn

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

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