

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
September 14, 2016

I. Attendance/Call to Order

The meeting was called to order at 6:59 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.	X
McNichol, S.	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>X</u>

Code Enforcement Officer

Marshall, S.	<u>exc.</u>
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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. *1 Central Ave. (Sunoco) – Elizabeth Reilly-Meegan & Joga Singh – Addition and Drive-Thru*

Ms. Reilly-Meegan and Mr. Singh were present at the meeting. Ms. Reilly-Meegan brought additional information for the HPC regarding the proposed design of the addition onto the existing building including updated finishes and signage. M. Meyer inquired about the specifications of the menu board and the ordering kiosk that were located on the site plan. S. McNichol inquired about the fence surrounding the proposed patio. A member of the audience, Mr. Frank Stock made public comment regarding the proposed project. Mr. Stock addressed Ms. Reilly-Meegan with several questions and urged the HPC to vote against approving the CoA. M. Meyer addressed his concern of the backlit signage that would be included on the menu board and that the HPC would not want to approve any backlit signage within the local historic district. S. Campbell addressed her concern of the addition of a drive-thru within the local historic district. Ms. Reilly-Meegan will provide the HPC with the requested additional information at the October Meeting.

MOTION: S. Campbell moved to table the CoA until the October meeting. Second by S. McNichol.

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

b. *5483 Broadway – Andrew Marino – Replacement Fence*

Mr. Marino was not present at the meeting. The HPC discussed the new fence and the aesthetic of the fence. They questioned whether Mr. Marino would be painting or staining the fence – Secretary E. Eckert

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had spoken to Mr. Marino prior to the meeting and informed the HPC that the fence was to remain unpainted.

MOTION: M. Meyer moved to approve the CoA with the condition that the fence remain unpainted.
Second by S. McNichol.

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

Justification: The new fence is compatible with the aesthetic of the Historic District.

c. *5478 Broadway (Covered Wagon Promotions) – Mike Seguin – Window Graphic*

Mr. Seguin was not present at the meeting. The HPC discussed the existing window graphics and that they cover nearly half the storefront area.

MOTION: M. Meyer moved to table the CoA until the October meeting. Second by S. McNichol.

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

d. *5472 Broadway – Brian Turton – removal and replacement of rear porch and porch roof*

Mr. Turton was present at the meeting. He explained his plans to replace the existing rear porch as well as the roof to that porch. The drawings provided showed the new porch to match what is existing except for a small change in the height of the decking.

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

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

Justification: The replacement porch and roof are compatible with the aesthetic of the Historic District.

e. *90 Central Avenue (Vintage Grace Antiques) – Roseann Lewandowski – Temporary sign*

Ms. Lewandowski was present at the meeting. She explained her plans to reuse the temporary backlit sign that she already owns for her busiest months of business in November and December. The HPC discussed alternative solutions with Ms. Lewandowski to this temporary sign with interchangeable letters that is not compatible with the aesthetic of the Local Historic District. Ms. Lewandowski discussed the possibility of altering her existing compatible sign to allow for interchangeable lettering, she will submit a COA for the October meeting.

MOTION: J. Keefe moved to deny the CoA as presented. Second by R. Batt.

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

Justification: The temporary backlit sign is not compatible with the aesthetic of the Historic District.

f. *5648 Broadway – Ronald Batt – Repairs to existing fence and new section of fence*

Dr. Batt was present at the meeting. He explained his plans to repair the existing fence and to add an 8 foot section to the existing fence.

MOTION: J. Allein moved to approve the CoA as presented. Second by S. McNichol.

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

Justification: The fencing is compatible with the aesthetic of the Historic District.

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III. Approval of Meeting Minutes

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

MOTION: E. Mikula moved to approve the minutes as submitted. Second by M. Meyer.

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

IV. Administrative Matters:

a. Public comment on matters of interest

b. New property issues

i. 8 Clark St. Carriage House – *The HPC was contacted regarding a Carriage House at the rear of the property at 8 Clark St. The owner is trying to sell the house and wishes to demolish the deteriorated carriage house as the property is not selling. The HPC discussed the building and its historical significance as one of possibly 3 carriage houses left in the village. M. Meyer stated that he believes the HPC would need a report from a structural engineer deeming the building dangerous or unable to be saved. M. Meyer will contact and advise the owner.*

ii. 5472 Broadway – *The HPC members noticed unapproved signage in the storefront of the building for a new business.*

c. Ongoing property issues

i. 5513 Broadway (Formerly Memory's Restaurant) – *No update*

ii. 4 West Main St. (Carson's Jewelers) – *No update*

iii. 5622 Broadway – *The HPC members discussed that this property seems to be under constant construction. Code Enf. To follow up.*

d. Communications/Reports

i. The HPC received correspondence from HPC Member Dr. R. Batt regarding the Carriage House at 8 Clark St. and his opinions and experience with a carriage house in his property.

ii. Hull House Event – 1812 Regency Night on Oct. 22 from 6-9pm. HPC Member interested should contact M. Meyer.

e. Treasurer's Report

i. No report.

V. Old Business:

a. HPC Website – *The website is live. E. Eckert now has access to update the website and plans to post meeting minutes, agendas and any other relevant information. She will contact Clerk-Treasurer M. Stegmeier to get the link posted on the Village of Lancaster website.*

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- b. West Main Street Progress – *E. Eckert to mail the approved resolution to business owners on West Main Street.*
- c. Local Historic Landmarks – *M. Meyer drafted a letter to the Village Board. The HPC members approved to send this letter recommending the Village Board designate 42 Aurora St. a Local Historic landmark.*
- d. HPC CoA Application fee – *M. Meyer drafted a letter to the Village Board recommending that the Village require a \$25 fee for a CoA Application. R. Batt stated his concerns that this fee would put an additional burden on historic property owners in the district. J. Allein addressed the concern of the HPC members that many property owners do not appear for their hearings regarding CoAs or do not provide the HPC with adequate information regarding their projects and the fee is meant to encourage property owners to be more actively engaged with the HPC. The HPC members approved to send this letter to the Village Board.*

VI. New Business

VII. Next Meeting: October 12, 2016 @ 7:00pm

VIII. Adjourn

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

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