

**Village of Lancaster**  
**Historic Preservation Commission**  
Municipal Building, Lancaster NY

**MEETING MINUTES**  
**November 9, 2017**

**I. Attendance/Call to Order**

The meeting was called to order at 7:00 PM by Chair M. Meyer. M. Meyer led the HPC and audience in the Pledge of Allegiance.

*Board Members*

Allein, J.	<u>X</u>
Campbell, S. (Vice Chair)	<u>X</u>
Eckert, E.	<u>X</u>
Keefe, J.	<u>exc</u>
McNichol, S.	<u>exc</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T. (Alt.)	<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 six (6) voting members were present and a quorum existed.

**II. Public Hearings:**

a. *35B Central Ave – Beverly Amborski – Window signage*

Ms Amborski was present at the meeting. She explained the images she included in her COA application – vinyl window signage in the second floor window at the property. There was no discussion from the Commission.

MOTION: S. Campbell motioned to approve the CoA as submitted. Second by J. Allein.

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

*Justification: The proposed window signage is compatible with the aesthetics of the historic district as well as reversible for the future of the building.*

b. *11 West Main St. – Joe Marshall (Lilly Belle Meads) – Signage*

Mr. Marshall was present at the meeting. He explained the images included in the COA application. Signage is to include a sign on the awning, door graphics including the business name, and a small 9”x18” hanging sign underneath the awning for pedestrians. J. Allein alerted the Commission of the current code violations for all the signage approved at 11 West Main St. businesses, the Building Dept. will be working with the tenants to determine allowable signage per code.

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MOTION: S. Campbell motioned to approve the CoA as amended. Second by E. Eckert.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. J. Allein abstained from voting as he is part of the CDC, the property owner.

*Justification: The signage is compatible with the aesthetics of the historic district.*

**III. Approval of Meeting Minutes**

a. *October 11, 2017 (Regular Meeting)*

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

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

**IV. Administrative Matters:**

a. Public comment on matters of interest

- i. Historical Society Building (40 Clark St.) – *Update on the building – work will begin after the winter season to repair the roof and porch.*
- ii. Doug Furminger, 10 Elm Place – Mr. Furminger presented the HPC with a petition signed by property owners in the proposed Maple/Elm Cross Local Historic District opposing being designated as a local historic district. Several other homeowners were present in support of the petition. Due to this response, the HPC will no longer pursue this additional Local Historic District.
- iii. E. Eckert brought the HPC up to speed on some work that was begun at 5486 Broadway in the last week. The roof replacement had been stopped by the Building Department due to the lack of COA. through communication between the contractor, owner and E. Eckert the contractor was able to receive their building permit for the replacement in kind of the leaking asphalt roof at this property. No COA was required.

b. New property issues

- i. 5500 Broadway – There is a new wine-making business that does not have an approved COA for signage.
- ii. 5483 Broadway – There seems to be porch work occurring at this address. Code. Enf. S. Marshall will check in to see what is happening.

c. Ongoing property issues

- i. 5513 Broadway (Formerly Memory’s Restaurant) – *S. Marshall sent a letter to the property owner.*

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- ii. 5622 Broadway – *S. Marshall sent a letter to the property owner.*
  - iii. 5478 Broadway (The Nesting Place) – *S. Marshall sent a letter to the property owner.*
  - iv. 20 Church St – *S. Marshall sent a letter to the property owner.*
  - v. 25 Central Ave., Ste 1 – *J. Keefe said that he would talk to the landlord about the sign.*
  - vi. 8 Clark St. – *The carriage house has been stabilized. The HPC will send info to the property owners about possibly grant monies to pay for an engineering study for future work.*
- d. Communications/Reports
- i. The HPC received correspondence from various property owners disinterested in being part of the Maple / Elm Cross Local Historic District.
- e. Treasurer’s Report - *None*

**V. Old Business:**

- a. New Local Historic District – Maple/Elm Cross District – *Property owners attended the meeting to present a petition and inform the HPC that many of the homeowners are not interested in having the area designated as a local historic district.*
- b. Possible incentives within Local Historic District – *Chair M. Meyer has been researching examples of incentives offered in other municipalities for maintaining historic properties.*

**VI. New Business - None**

**VII. Next Meeting: December 13, 2017 @ 7:00pm**

**VIII. Adjourn**

MOTION: E. Eckert moved to adjourn the meeting. Seconded by T. Sweeney.

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