

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
December 13, 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>X</u>
McNichol, S.	<u>exc</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>exc</u>
Sweeney, T. (Alt.)	<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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Roll call indicated that six (7) voting members were present and a quorum existed.

II. Public Hearings:

a. *63 Central Ave – Art Lazazzero (WildeArt) – Building Addition*

Mr. Lazazzero present at the meeting. The HPC discussed the proposal for a building addition to the northern side of the existing building with Mr. Lazazzero. The HPC discussed building materials and preferences such as the preference to have an asphalt shingle roof on the addition with a single gable (not gambrel as shown in the presented drawings. Another topic discussed was the exterior materials, among options discussed were fiber cement panel, vinyl siding and painted CMU block. Code Enf. S. Marshall suggested that Mr. Lazazzero meet with Code Enf. M. Fischione to discuss setbacks and roof height requirements.

MOTION: M. Meyer motioned to table the CoA as submitted. Second by J. Keefe.

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

b. *60 Central Ave.(Rite Aid) – Michael Yost (Yost Neon Displays) – Signage*

Mr. Yost was present at the meeting. There are 5 signs to be replaced at the property. The only changes will be new colors and replacement text. J. Keefe asked if there will be new lighting. Mr. Yost explained that there will be no new lighting; all the signs will be replaced as they are currently.

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MOTION: J. Allein motioned to approve the CoA with the condition that all the signage remain the same with no changes in lighting. Second by S. Campbell.

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

Justification: The replacement signage is compatible with the aesthetic of the historic district.

c. *5478 Broadway (The Nesting Place) – Linda Latella – Window graphics*

Ms. Latella was not present at the meeting. The COA application included color photographs of the window graphics. The HPC had no discussion about the graphics.

MOTION: E. Eckert motioned to approve the COA as submitted. Second by S. Campbell.

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

Justification: The window graphics are compatible with the aesthetic of the historic district.

d. *5483 Broadway – Wayne Marino – Replace front stoop*

Mr. Marino was present at the meeting. He explained to the commission his plans to replace the concrete stoop as it exists. He plans to face the walled sides with stone and the top with slate. The HPC discussed their preference for an exposed aggregate concrete sidewalk. Added to the COA was replacement painted wood-frame windows at the two front basement windows.

MOTION: M. Meyer motioned to approve the COA as amended. Second by J. Allein.

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

Justification: The exterior work on the stoop and sidewalk are compatible with the aesthetic of the historic district.

III. Approval of Meeting Minutes

a. *November 8, 2017 (Regular Meeting)*

MOTION: S. Campbell 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

b. New property issues

i. 27 N. Aurora St. – impending demolition

ii. 30 Central Ave. – New signage without a COA

c. Ongoing property issues

i. 5513 Broadway (Formerly Memory's Restaurant) – *M. Meyer will try and contact the owner.*

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- ii. 5622 Broadway – *Code Enf. S. Marshall will be citing the property owner.*
- iii. 20 Church St – *Code Enf. S. Marshall is working with property owners at this property.*
- iv. 25 Central Ave., Ste 1 – *No update.*
- v. 34 Central Ave. – *There was a fire at this property several months ago. Work to replace windows and repair the building were underway without a COA or Building Permit. The Building Department has issued a “stop work order”*
- vi. 5500 Broadway (Wine-making shop) – *No update.*
- d. Communications/Reports
 - i. NAPC Conference (Des Moines IA) - July 18-22, 2018
 - ii. 32 Maple Ave - Correspondence was received regarding the Maple/Elm Cross District. This property owner supportive of the new local historic district.
- e. Treasurer’s Report - *A summary of budget remaining and expenses so far in the fiscal year was presented to commission members.*

V. Old Business:

- a. Local Landmark Plaques – *The plaque for 33 Lake Ave. was received.*
- b. Possible incentives within Local Historic District – *Chair M. Meyer has been researching examples of incentives offered in other municipalities for maintaining historic properties.*
- c. 8 Clark St. – *This property may be eligible for TAG Grant funds, application will become available in the Spring. HPC should contact the property owner to help with application.*

VI. New Business - None

VII. Next Meeting: January 10, 2018 @ 7:00pm

VIII. Adjourn

MOTION: M. Meyer moved to adjourn the meeting. Seconded by E. Eckert.

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