

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
May 9, 2018

I. Attendance/Call to Order

The meeting was called to order at 6:59 PM by Chair M. Meyer. M. Meyer led the HPC and audience in the Pledge of Allegiance.

Board Members

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>X</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 (6) voting members were present and a quorum existed.

II. Public Hearings

a. 11 West Main St. – Joseph Marshall (Lilly Belle Meads) – New windows and exterior railing

Mr. Marshall and James Allein (CDC) were present at the meeting. The proposed project included installing a new overhead door and new windows, removing the attached wooden façade, and installing a railing with planter boxes on the sidewalk area to create an outdoor space. The railing will be aluminum. T. Sweeney asked if the railing will be permanent or removable – J. Marshall stated that it would be removable for snow removal in the winter. Code Enf. S. Marshall had concerns about using the Village’s right of Way and suggested J. Marshall discuss that and future snow removal with Town Code Enf Matt Fischione. T. Sweeney asked how far out from the building the railing would extend – J. Marshall stated it would be between 50”-52” per previous conversations with the Town Code Enf. Matt Fischione.

MOTION: J. Keefe made a motion to approve the COA as presented. E. Mikula seconded the motion.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. T. Sweeney abstained from voting due to his future purchase of the property.

Justification: The windows, door and outdoor railing fits with the aesthetic of the Central Business District and local historic district.

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b. 5500 Broadway – Deborah Atkinson (Grapevine d’Vine) – New signage

Ms. Atkinson was present at the meeting. She presented her proposed new signage for her business. S. Campbell asked if the colors would be consistent with the printout – D. Atkinson stated that the red on the sign will be slightly darker. There was no further discussion.

MOTION: S. Campbell moved to approve the COA as presented. Mikula seconded the motion.

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

Justification: The new signage fits with the aesthetic of the local historic district.

c. 50 Central Ave. – William & Lori Skubis (Skoob’s Village Grille) – Exterior renovations

Mr. and Mrs. Skubis were present at the meeting. They presented their proposed exterior renovations of the building – which includes repairs to deteriorating exterior boards as well as paint and new signage and lighting. The new signage will consist of individual letters affixed to the building – the letters will be black with a white outline. S. Campbell asked about any additional proposed signage – W. Skubis stated that they plan to put a temporary sign in the windows stating, “Coming Soon.” M. Meyer suggested gooseneck type barn lights to replace the missing fixtures on the front façade – they can either illuminate the signage or the sidewalk in front of the business. There was no further discussion.

MOTION: E. Eckert moved to approve the COA as presented. M. Meyer seconded the motion.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. J. Keefe abstained from voting.

Justification: The exterior improvements follow the aesthetic of the local historic district.

d. 5461 Broadway – David Harty (LPC) – Temporary sign for events

Mr. Harty was present at the meeting. He presented the proposed temporary sign for the year to advertise events at the church. Not all the artwork has been completed, and he will send the artwork to Secretary E. Eckert prior to the installation of each sign for the year. There was no further discussion.

MOTION: M. Meyer moved to approve the COA as presented. S. Campbell seconded the motion.

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

Justification: The temporary signage fits with the aesthetic of the local historic district.

e. 10 West Main St. – James Everett (PAC) – Signage

Mr. Everett was present at the meeting. The COA presented included new signage above the storefront system. There will be no lights at this time. There was no further discussion.

MOTION: S. Campbell moved to approve the COA as presented. J. Keefe seconded the motion.

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

Justification: The new signage fits with the aesthetic of the local historic district.

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III. Approval of Meeting Minutes

a. *April 11, 2018 (Regular Meeting)*

MOTION: E. Mikula moved to approve the minutes as presented. Second by T. Sweeney.

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. 30 Aurora St & 32 Aurora St – Code. Enf. S. Marshall has noticed the property owners for property maintenance issues.
- ii. T. Sweeney mentioned that 5565 Broadway appears to have some deterioration of the roof and the exterior paint. The Commission discussed keeping an eye out for when it becomes a property issue.

c. Ongoing property issues

- i. 5513 Broadway (Formerly Memory’s Restaurant) – *No update.*
- ii. 5622 Broadway – *No update.*
- iii. 20 Church St – *The fence has been repaired.*
- iv. 25 Central Ave., Ste 1 – *Code. Enf. S. Marshall has been notified that plans are in the works for a new sign. No COA has been presented at this time.*
- v. 30 Central Ave. – *Code. Enf. S. Marshall will check with Town Code Enf. Matt Fischione.*
- vi. 5500 Broadway (Peace Love Massage and Left Coast Design) – *Code. Enf. S. Marshall will notify the property owner that COAs are required at the new address for these businesses.*

d. Communications/Reports

e. Treasurer’s Report – *The new F/Y begins June 1, 2018. Date all vouchers for the 2017-18 F/Y May 31, 2018.*

V. Old Business:

- a. Possible incentives within Local Historic District – *M. Meyer will draft something to propose to the Village Board to create an incentive for property owners within the Local Historic District. This discussion is ongoing.*

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- b. 8 Clark St. Carriage House – *M. Meyer to reach out to the property owners with an update on the lack of possible funding opportunities.*
- c. Preservation Month (May) Event – *Thursday May 31 at 4 West Main Street. There will be an open house to meet the HPC and see the progress on the newly rehabilitated building. T. Sweeney to handle inviting various Village and Town officials as well as Historical Society Board members, Planning Board members and Zoning Board members.*
- d. NYS Preservation Conference – Albany NY April 26-28 – *M. Meyer attended training at the Preservation Conference. He brought back his notes and recommendations for future improvements for the HPC.*
- e. Signage Guidelines – *No update.*

VI. New Business

- a. New HPC Member -

MOTION: S. Campbell moved to bring T. Sweeney onto the HPC as a permanent Commission Member.
Second by E. Mikula.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. T. Sweeney abstained from voting.
M. Meyer will notify the Village Board that the HPC has made a recommendation to bring T. Sweeney onto the HPC as a permanent Commission Member.

VII. Next Meeting: June 13, 2018 @ 7:00pm

VIII. Adjourn

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

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