

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
November 14, 2018

I. Attendance/Call to Order

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

Board Members

Campbell, S. (Acting Chair)	<u>X</u>
Eckert, E.	<u>X</u>
Keefe, J.	<u>X</u>
McNichol, S.	<u>exc.</u>
Meyer, M.	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T.	<u>X</u>
Chaves Yates, C.	<u>exc.</u>
Russ, M. (Alt.)	<u>X</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Marshall, S. (Code Enforcement Officer)	<u>exc.</u>
Eckert, E. (Secretary)	<u>X</u>

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

II. Public Hearings

a. 5639 Broadway – Patricia Bruce – Phase II Fencing

Ms. Bruce was present at the meeting. She presented a letter to the Commission where she outlined different pricing quotes for the decorative front section of the proposed fencing. S. Campbell stated that she looked into other local historic districts' design guidelines and both chainlink and vinyl fencing is not permitted in the historic district. J. Allein asked about plantings in front of the proposed fence. Ms. Bruce explained plans for bushes in front of the fence, the commission discussed that they could be bare in the winter months or would take time to grow tall enough to cover the fence. The commission discussed the precedent that approving a chainlink fence across the front yard in the historic district would set, and that this would not be compatible with the aesthetic of the historic district.

MOTION: J. Keefe made a motion to table the COA to a later meeting. Second by E. Mikula.

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

b. 85 Central Ave (Gino's Italian Bakery) – Sean Macaluso – Signage

Mr. Macaluso was present at the meeting. He presented his COA application which proposed 2 signs hanging from the existing awning as well as 2 additional signs on either side of the building. Mr. Macaluso explained that the previous logo on the awning has been blacked out since the business changed. The proposed signs will be foamcore 3' x 6' signs. T. Sweeney explained to Mr. Macaluso the

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

purpose of the Historic Preservation Commission and the mission to maintain a historic aesthetic within the district. E. Eckert explained that she does not have a problem with the signage design itself but the medium of the proposed signs – window decals or painted wood signs would be more appropriate in the district. The commission discussed that they could not approve the two signs hanging from the awning because of the inappropriate aesthetic in the historic district.

MOTION: M. Meyer made a motion to approve the COA as amended to include the signs on either side of the building. Second by E. Eckert.

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

c. 5441 Broadway – Thomas Fowler – Replace portico, repaving of driveway and install fence

Mr. Fowler was present at the meeting. Mr. Fowler explained that the proposed fence was planned to be vinyl, but will actually be wooden. The portico replacement will be replacement in kind except that the column covers will be reused. M. Meyer stated that the upper portion of the portico replacement could be PVC instead of wood as long as it matched the existing.

MOTION: J. Keefe made a motion to approve the COA as amended. Second by S. Campbell.

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

d. 5346 Broadway – Walter Szpylman - Replace windows and new fence

Mr. Szpylman was present at the meeting. He explained plans to replace many of the windows and replace their rotted sills. All the replacement windows will be white vinyl, which will look the same as the existing windows including muntins. The western window will be made slightly smaller and replaces with a double wide double-hung window. The new fence proposed will be 6’ wooden stockade fence at the back of the property and a 6’ tall chainlink fence to contain the impound lot. The commission believes that the chainlink is appropriate due to the nature of the business/commercial property. Mr. Szpylman will have to get a permit from the Building Dept which will determine the height of the fence.

MOTION: E. Mikula made a motion to approved the COA as presented. Second by E. Eckert.

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

III. Approval of Meeting Minutes

a. *October 10, 2018 (Regular Meeting)*

MOTION: E. Mikula made a motion to approve the minutes as amended. Second by E. Eckert.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

IV. Administrative Matters

a. Public comment on matters of interest

b. New property issues

i. 60 Central Ave. – Temporary storage containers are behind the building that have been there for longer than allowed by code.

ii. 43 Central Ave. – Temporary storage containers are behind the building that have been there for longer than allowed by code.

c. Ongoing property issues

i. 5622 Broadway – *No update.*

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

- ii. 25 Central Ave., Ste 1 – *Code Enf. S. Marshall cited the property owner.*
- iii. 5500 Broadway (Peace Love Massage and Left Coast Design) – *No update.*
- iv. 34-36 Central Ave. – *Code Enf. S. Marshall cited the property owner.*
- d. Communications/Reports
 - i. M. Meyer attended the CLG Forum on October 23rd at Williamsville Village Hall. Topics that were discussed included the mortgage clause, communications with Village Boards, local IDA incentives, stories of the Village and “place economics.”
- e. Treasurer’s Report – *No report.*

V. Old Business:

- a. Possible incentives within Local Historic District – *No update.*
- b. Signage Guidelines

MOTION: S. Campbell made a motion to approve the Village of Lancaster Historic Preservation Commission Signage Design Guidelines as presented. Second by J. Keefe.
MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.
- c. Building Dept / Planning Commission / HPC Communications – *J. Allein updated the commission on changes to the procedures for new projects. The Village Code will be updated so that projects will go to the Planning Commission before COAs should be submitted to the HPC.*
- d. Model Landmarks Preservation Local Law for New York State Municipalities – *No update. At the HPC’s December meeting, the Commission will go through the beginning few sections of the Model Law and discuss.*
- e. HPC Member Recruitment – *Jeanine Kacala, a local real estate agent attended the meeting and introduced herself to the commission. Ms. Kacala may be interested in joining the commission.*
- f. HPC File Organization Progress – *Ongoing.*

VI. New Business

VII. Next Meeting: December 12, 2018 @ 7:00pm

VIII. Adjourn

- MOTION: E. Eckert moved to adjourn the meeting. Seconded by J. Keefe.
MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.