

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
December 12, 2018

I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Acting 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>X</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>exc.</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Marshall, S. (Code Enforcement Officer)	<u>X</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 stated that she had no new information to present to the Commission but requested that the Commission make a decision regarding the Phase II fencing in order for her to take further steps for the project. T. Sweeney asked the Commission if evergreens covering the fence would be preferable to the Rose of Sharon that had previously been suggested. S. McNichol asked if the Commission had previously discussed wrought iron for the gate with Ms. Bruce – the Commission had, but Ms. Bruce had presented quotes for wrought iron and it was cost prohibitive. J. Keefe mentioned that even if shrubs or evergreens are planted to screen the chain-link fence proposed, the plantings would not be across the entire fence as there is a 10’ wide gate proposed. The commission members discussed the difference between financial hardship and extenuating circumstances and whether the HPC has purview over these circumstances for the fence. It was decided that the HPC is charged solely with deciding if the proposed fencing is compatible with the aesthetics of the historic district, which it is not. The original COA proposed a decorative and more historically compatible front fence, which is not what is currently being proposed.

MOTION: S. Campbell made a motion to deny chain-link fencing for Phase II of the COA. Second by J. Keefe.

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

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Justification: Chain-link fencing in the front yard of a property is not compatible with the aesthetics of the local or national historic district.

III. Approval of Meeting Minutes

a. *November 14, 2018 (Regular Meeting)*

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

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. S. McNichol abstained from voting as she was absent at the November meeting.

IV. Administrative Matters

a. Public comment on matters of interest

- i. 8 Clark Street – Carriage House (Tamara & Jim Grosso) – Mr. & Mrs. Grosso were present at the meeting and came to discuss the continued deterioration of the Carriage House on their property. The Grossos as well as the HPC have looked into any grants or funds that could aid in repairing the structure but have been unsuccessful – most funds available are for public buildings or not-for-profit organizations. Since they have come to talk to the HPC, the Grossos have noticed that the structure has continued to warp and the western wall is especially poor. The HPC advised the Grossos to seek out quotes for repair of the structure as well as for demolition as well as take lots of pictures to document the structure and the deterioration. In order to demolish the structure, the property owners will need to go to the Planning Commission before applying for a COA from the HPC. Code Enf. S. Marshall stated that he would stop by the property and evaluate changes since the last time he evaluated it.

b. New property issues

- i. 85 Central Ave. – Flashing lights in the window as well as electronic screens are present at the property, as well as 2 signs that were not approved by the HPC.

c. Ongoing property issues

- i. 5622 Broadway – *No update.*
- ii. 25 Central Ave., Ste 1 – *Code Enf. S. Marshall moving property owner to court.*
- 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.*
- v. 60 Central Ave. (Rite Aid) - *Code Enf. S. Marshall cited the property owner.*
- vi. 43 Central Ave. - *Code Enf. S. Marshall cited the property owner.*

d. Communications/Reports

- i. Building Dept / Planning Commission / HPC Communications Committee – *J. Allein and M. Meyer have been attending meetings to work through the order of operations within the Building Dept, Planning Commission and the HPC and establish a clear path of communication between the groups. On Monday (December 10, 2018) the Village Board approved an amendment to the Village Code to establish that property owners will go to the Planning Commission prior to appearing before the HPC.*

e. Treasurer's Report – *A statement of the HPC's expenditures and budget for FY 2018-19 as of December 2018 was provided to the HPC.*

V. Old Business:

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- a. Possible incentives within Local Historic District – *No update.*
- b. Model Landmarks Preservation Local Law for New York State Municipalities – *The Commission read through the beginning few sections of the Model Law and discussed what is desired to be implemented. To be continued at the January Meeting.*
- c. 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.*
- d. HPC File Organization Progress – *Ongoing.*

VI. New Business

VII. Next Meeting: January 9, 2019 @ 7:00pm

VIII. Adjourn

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

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