

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
January 9, 2019

I. Attendance/Call to Order

The meeting was called to order at 7:01PM 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>exc.</u>
Meyer, M.	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T.	<u>X</u>
Russ, M. (Alt.)	<u>X</u>
Chaves Yates, C. (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 new design for the front of the Phase II fencing at her property. The design included chainlink fencing on either side of the gate, which would be an aluminum historic-looking gate. She stated that this hybrid design would save some of the costs associated with the fence. She also restated that the purpose of this fence is for the security of her granddaughter. The HPC discussed the difficulty in approving a chain-link fence under the current codes as well as the desire to maintain the aesthetic in the historic district. J. Keefe stated that the hybrid design doesn't achieve the appearance the HPC is looking for.

MOTION: T. Sweeney made a motion to deny the hybrid chain-link fencing with aluminum gate for Phase II of the COA. Second by J. Keefe.

MOTION DENIED: In a vote of six (6) ayes (J. Keefe, E. Mikula, S. Campbell, E. Eckert, T. Sweeney and M. Russ) to one (1) nay (M. Meyer).

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

b. 5639 Broadway – Patricia Bruce – Phase II Fencing

Ms. Bruce was present at the meeting. She presented a new design for the front of the Phase II fencing at her property. This proposed design included black chain-link fencing on the 2 sides of the front yard fence

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and black aluminum across the front including a 10' wide aluminum gate. The commission members discussed that this was the initial condition within the COA from back in September 2018.

MOTION: E. Eckert made a motion to approve the COA Phase II as presented. Second by M. Meyer.

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

Justification: The black aluminum fencing in the front yard of a property is compatible with the aesthetics of the local and national historic district.

III. Approval of Meeting Minutes

a. *December 12, 2018 (Regular Meeting)*

MOTION: T. Sweeney made a motion to approve the minutes as presented. Second by S. Campbell.

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

IV. Administrative Matters

a. Public comment on matters of interest - *none*

b. New property issues

- i. 5346 Broadway – E. Eckert noted that the fence being installed at the front of the property appears to be wooden stockade, she recalls the COA approved to be chain-link fencing in the front. E. Eckert will check the COA to see what was approved.

c. Ongoing property issues

- i. 5622 Broadway – *No update.*
- ii. 25 Central Ave., Ste 1 – *No update.*
- iii. 5500 Broadway (Peace Love Massage and Left Coast Design) – *No update.*
- iv. 34-36 Central Ave. – *No update.*
- v. 60 Central Ave. (Rite Aid) – *No update.*
- vi. 43 Central Ave. – *No update.*
- vii. 5483 Broadway – *No movement on front steps construction.*

The Commission members proceeded to discuss the lack of action on many properties month after month. E. Eckert remembered that once the HPC sent a letter to the Village Board asking for additional coverage for Code Enforcement in order to better address these issues, she will find that letter. C. Chaves Yates asked what happens to the property owners once they are cited or taken to court. J. Keefe answered that usually the court gives the property owner 30 days to remedy the citation, but very often nothing happens. T. Sweeney volunteered to investigate the current steps being taken against a property with maintenance issues and the procedures against these properties. The HPC discussed the possibility of adding additional fines to property owners who fail to maintain their historic structures.

d. Communications/Reports

- i. Building Dept / Planning Commission / HPC Communications Committee – *Planning Commission meets next week.*
- ii. National Main Street Center sent correspondence to the HPC about joining this group through the National Trust – *The commission discussed that the Village itself would have to join, not just the HPC. The commission does not see any added benefit in joining the group. E. Eckert to forward to M. Stegmeier, Village Clerk-Treasurer.*

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e. Treasurer's Report – *None*

V. Old Business:

- a. Possible incentives within Local Historic District – *The commission had a short discussion on special taxes and incentives. Ms. Bruce (5639 Broadway) who had a hearing regarding fencing at the meeting had mentioned the lack of funding opportunities and possible tax breaks for historic properties in the village. An ongoing brainstorm and discussion about future incentives or grants will continue.*
- b. Model Landmarks Preservation Local Law for New York State Municipalities – *The Commission read through the next few sections of the Model Law and discussed what is desired to be implemented. To be continued at the February Meeting.*
- c. HPC Member Recruitment – *There is possible interest for another alternate member of the commission; however no progress has been made on the Chair position. S. Campbell will serve as Acting Chair in the interim.*
- d. HPC File Organization Progress – *Ongoing.*

VI. New Business

- a. 8 Clark Street – Carriage House – *J. Keefe asked what the status of the carriage house is as he drove by and saw that the structure continues to be deteriorating and the winter weather is furthering the condition. E. Eckert stated that after the property owners came to the HPC and the commission advised them, she reached out with the information provided to them at the meeting as well. The Building Dept. has been notified of the structure's deterioration as well.*

VII. Next Meeting: February 13, 2019 @ 7:00pm

VIII. Adjourn

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

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