

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
March 13, 2019

I. Attendance/Call to Order

The meeting was called to order at 7:03PM by Acting Chair S. Campbell. E. Eckert 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>exc.</u>
Meyer, M.	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T.	<u>exc.</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 six (6) voting members were present and a quorum existed.

II. Public Hearings

a. 8 Clark Street – James and Tamara Grosso – Carriage House Demolition

Mr. & Mrs. Grosso were present at the meeting. They presented plans to demolish the deteriorating carriage house on their property. The Planning Commission approved demolition with conditions. The owners presented quotes they received for stabilizing the foundations only, which were extremely cost prohibitive. M. Meyer asked if there were plans to replace the carriage house with a garage or other structure. The Grossos explained the hole will be filled and grass planted. S. Campbell stated that the Building Department supplied the HPC with code and maintenance violations dating back to 2001 and frustrations that none of the previous owners ever tried to stabilize or repair the carriage house. E. Eckert stated that maybe the HPC can use this property as an example in the HPCs push for local tax incentives or other funding sources for deteriorating historic structures in the Village. C. Chaves Yates asked if the HPC should take more architectural photos of the structure before demolition. The owners agreed to take some additional photos to provide to the HPC before demolition.

MOTION: M. Meyer made a motion to approve the demolition of the carriage house. Second by E. Eckert.

MOTION APPROVED: In a vote of six (6) ayes

Justification: The structure has been deemed unsafe by the Building Department and though funds were sought to stabilize and repair the structure, it is not possible for the property owners.

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b. 34-36 Central Avenue – Phil Arnold – Replacement Signage and Lighting

Mr. Arnold was present at the meeting. Mr. Arnold explained that the replacement signage was required due to a copyright issue with the business's name. Lighting replacements include 5 black gooseneck lamps.

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

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

Justification: The lighting and replacement sign are compatible with the aesthetic of the historic district.

c. 41 Central Avenue – Joe Ligammare – Exterior Work

Mr. Ligammare was present at the meeting. He explained plans for exterior improvements to his property at 41 Central Ave. Work presented includes replacing the existing windows with new more efficient windows that will have black trim on the exterior as well as replacing the existing awnings with plain black canvas awnings. There was no additional discussion.

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

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

Justification: The windows and awning are compatible with the aesthetic of the historic district.

III. Approval of Meeting Minutes

a. *January 9, 2019 (Regular Meeting)*

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

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

IV. Administrative Matters

a. Public comment on matters of interest

i. Edward Shanahan from Atlantic Garages was present at the meeting. E. Eckert had not been able to contact him about an incomplete submitted COA. In addition, he had also submitted to appear before the Planning Commission, but wasn't told that the HPC hearing would be scheduled after the PC hearing. The HPC apologized and discussed the need for the communication systems between PC, HPC and the Building Department to stay open and consistent. Mr. Shanahan will appear at the April HPC Meeting.

ii. J. Allein asked what the HPCs position on the new garbage totes are. They are visible throughout the CBD and the Historic District.

b. New property issues - *none*

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. – *Appeared at meeting tonight*

v. 60 Central Ave. (Rite Aid) – *Container has been moved*

vi. 43 Central Ave. – *No update.*

vii. 5483 Broadway – *No update.*

viii. 47 Aurora St. (5346 Broadway) – *Building permit has been issued.*

d. Communications/Reports

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- i. Correspondence received 2/13/19 from Shannon McNichol. S. McNichol has resigned from the HPC.
- e. Treasurer's Report – *None*

V. Old Business:

- a. 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 April Meeting.*
- b. 8 Clark Street – Carriage House – *The property owners were present at the mtg. for a hearing for a COA to demolish the carriage house.*

VI. New Business

- a. CLG Grants 2019 – *The HPC discussed several ideas for a 2019 CLG grant application. The decision was made to put together an application to fund Historic District Design Guidelines. A longer term project was identified for down the road to put together a public education program of sorts in conjunction with digitizing the HPCs file for the public.*
- b. CLG Report 2018 – *EE submitted the CLG report in January 2019.*
- c. NYS Preservation Conference – *April 25-27, 2019 Rochester NY – HPC members are encouraged to apply for CLG Scholarships and attend the NYS Preservation Conference. M. Meyer, E. Eckert and S. Campbell are planning to attend.*
- d. New HPC Member – Jeanine Kacala
MOTION: E. Eckert made a motion to nominate Jeanine Kacala to the HPC as a member. Second by M. Meyer.
MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

VII. Next Meeting: April 10, 2019 @ 7:00pm

VIII. Adjourn

- MOTION: E. Eckert moved to adjourn the meeting. Second by M. Meyer.
- MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.