

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
April 10, 2019

I. Attendance/Call to Order

The meeting was called to order at 7:01PM by Chair S. Campbell. S. Campbell led the HPC and audience in the Pledge of Allegiance.

Board Members

Campbell, S. (Chair)	<u>X</u>
Eckert, E.	<u>X</u>
Kacala, J.	<u>exc.</u>
Keefe, J.	<u>X</u>
Meyer, M.	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T.	<u>X</u>
Russ, M. (Alt.)	<u>7:05pm</u>
Chaves Yates, C. (Alt.)	<u>X</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Marshall, S. (Code Enforcement Officer)	<u>7:32pm</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. 9 Clark Street – Edward Shanahan (Atlantic Garages) – Garage Demolition

Mr. Shanahan was present at the meeting. He presented plans to demolish the existing garage at the property. The existing concrete pad will be maintained for parking. A letter of approval by the Planning Commission was included in the COA Application.

MOTION: J. Keefe made a motion to approve the demolition of the garage with the same conditions as provided in the Planning Commission letter. Second by M. Meyer.

MOTION APPROVED: In a vote of seven (7) ayes

Justification: The structure is not contributing to the Historic District.

b. 1 West Main Street – Gary Jason (RGGT LLC) – Roof Replacement

Mr. Jason was present at the meeting. He explained that the roof replacement will include the turret and the top portion of the rest of the building. It will not include the mansard. The roof will be a 30-yr black architectural shingle to match the mansard.

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

MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.

Justification: The new roof is compatible with the aesthetic of the historic district.

c. 5483 Broadway – Wayne Marino – Extension of 2017 COA

Mr. Marino was not present at the meeting. The HPC discussed the letter received which discussed

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reasons the project had not been completed within the 1 year window and requested an extension to September 1, 2019.

MOTION: T. Sweeney made a motion to approve the extension of the original COA as presented. Second by J. Keefe.

MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.

Justification: The repairs to the front steps are compatible with the aesthetic of the historic district.

III. Approval of Meeting Minutes

a. *March 13, 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 eight (8) ayes to zero (0) nays.

IV. Administrative Matters

a. Public comment on matters of interest

- i. J. Allein updated the HPC on future hearings for the Planning Commission's upcoming meetings that will appear at the HPC in June.

b. New property issues

- i. 33 Church St. – *Upper window is missing and front door is broken. S. Marshall explained that the property is in foreclosure*
- ii. 5470 Broadway (Artemis Tattoo) – *New railing on front steps without a COA*
- iii. Fence between Sunoco and Thomas Turtle is deteriorating and nearly falling down

c. Ongoing property issues

- i. 5622 Broadway – *No update.*
- ii. 25 Central Ave., Ste 1 – *Incomplete COA application received, will hopefully appear at May meeting*
- iii. 5500 Broadway (Peace Love Massage and Left Coast Design) – *S. Marshall will write the Property Owner a letter*
- iv. 43 Central Ave. – *S. Marshall to follow up with property owner*
- v. 85 Central Ave. – *Appears the business owner has vacated.*

d. Communications/Reports

- i. Communication from Jon Bleuer – Town of Clarence hosting joint CLG meeting at the Clarence Town Park Clubhouse on Monday May 13th from 6:30-8:30pm – *S. Campbell and C. Chaves Yates to attend.*

e. Treasurer's Report – *None*

V. Old Business:

a. Model Landmarks Preservation Local Law for New York State Municipalities – *To be continued at the May Meeting.*

b. CLG Grant Application 2019 – *The application went in on time seeking funds for a consultant to prepare Historic District Design Guidelines.*

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- c. NYS Preservation Conference – April 25-27, 2019 – *S. Campbell, M. Meyer and E. Eckert are attending. Additional scholarships are still available.*

VI. New Business

- a. May Preservation Month – *The HPC discussed several ideas for Preservation Month. M Meyer stated that the HPC could present a plaque to a property that is either well maintained or recently underwent a significant renovation.*
- b. Village of Lancaster Newsletter – S. Campbell suggested that the HPC include something in the newsletter that goes out with the sewer bills from the Village. The HPC website could be added or info about how to nominate a property to be a local landmark.
- c. New HPC Member Info – *With the addition of J. Kacala to the HPC, the HPC needs to compile the information for new members and the community. The HPC discussed a possible “members only” area of the website for resources and other ideas.*
- d. Vice Chair – Joseph Keefe, Esq.
MOTION: S. Campbell nominated Joseph Keefe to be the Vice Chair of the HPC. Second by M. Meyer.
MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.

VII. Next Meeting: May 8, 2019 @ 7:00pm

VIII. Adjourn

- MOTION: T. Sweeney moved to adjourn the meeting. Second by M. Meyer.
MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.