

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
July 8, 2020

I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Chair S. Campbell. C. Chaves Yates led the HPC in the Pledge of Allegiance. The July 8th meeting was a hybrid ZOOM Virtual Meeting and in-person meeting.

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>
Chaves Yates, C. (Alt.)	<u>X</u>
Russ, M. (Alt.)	<u>exc.</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. 5608 Broadway– Peter & Sandra Gubala – Exterior improvements

Mr. & Mrs. Gubala were present at the meeting. He explained plans to replace the 3 different sidings on the building with a matching vinyl siding which is already installed on the garage, the installation of a new wood railing at the front of the house and the installation of new columns with painted wood covers. S. Campbell discussed the design of the railing and balusters – the proposed installation of the railing will be flipped and the balusters to be trimmed below the bottom rail after discussions. S. Campbell asked about the proposed treatment of the metal chimney – Mr. Gubala will be enclosing the chimney and siding it to match the rest of the house. S. Campbell asked about the exposure of the siding – Mr. Gubala stated that it is a typical 4” clapboard-look exposure.

MOTION: E. Mikula made a motion to approve the COA with the conditions stated. Second by E. Eckert.
MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

Justification: The improvements are compatible with the aesthetic of the historic district.

b. 30 Clark Street – Kim & Mike Wawrowski – Porch improvements

Mr. & Mrs. Wawrowski were present at the meeting. They explained plans to replace the existing posts, railings, decks and skirtings on the 3 porches around the house. The 3 porches have differing elements and the owners wish to make these improvements to create a uniform look around the house. The existing posts will be replaced with wood and wrapped in a white composite material to match the appearance of what was previously there in the front. The proposed railings will be a white vinyl railing. The proposed

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deck boards are a grey composite material – the Commission discussed the need to cover the ends of the deck boards. The contractor, Russ Barone was present and explained that the ends of the deck boards and stair risers will be covered. The proposed skirting will be vertical boards to match the aesthetic of the historic district. S. Campbell asked about the decorative upper trim on the front porch – Mrs. Wawrowski stated that that was added later to the house and they will not be replacing it. The HPC discussed the composite railings and the aesthetic issues with vinyl railings. S. Campbell and C. Chaves Yates were not agreeable with the vinyl railings.

MOTION: E. Eckert made a motion to accept the COA as presented. Second by J. Keefe.

MOTION APPROVED: In a vote of four (4) ayes (E. Mikula, J. Keefe, E. Eckert & M. Meyer) to two (2) nays (S. Campbell & C. Chaves Yates).

Justification: The approved porch improvements are compatible with the aesthetic of the historic district.

- c. 5346 Broadway/47 Aurora St. (Wally's) – Timothy Haniszewski – Paving, Replacement windows and seasonal decor

Mr. Haniszewski was present at the meeting. He explained plans to pave the existing gravel portions of his lot, replace the remaining windows that haven't been replaced, and plans to create a seasonal, removable display of a vintage gas pump and vintage vehicles. The window replacements will be matching in style, color and divisions to the other replacements. E. Eckert asked about the new sign above the main door – and where the original sign is – Mr. Haniszewski has the original sign inside the shop, there was a miscommunication, he thought that the new sign was approved last time he appeared before the HPC.

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

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

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

- d. 5476 Broadway (Flourish Café) – Timothy Kaufmann – New sign

Mr. Kaufman was not present at the meeting. New artwork was submitted for the signboard on the side of the building. There was no other discussion.

MOTION: C. Chaves Yates 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 appearance of the new sign is compatible with the aesthetic of the historic district.

III. Approval of Meeting Minutes

- a. June 10, 2020 (Regular Meeting-virtual)

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

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

IV. Administrative Matters

- a. Public comment on matters of interest

- i. Tommy Sweeney and his team presented preliminary plans and elevations for the Lancaster Village Center new development project on the extension of West Main Street. The Commission discussed materials and massing with the team. They will return for a formal hearing in August.

- b. New property issues

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- i. 5482 Broadway – S. Campbell to email S. Marshall to check on the status of this property.
- c. Ongoing property issues
 - i. 5622 Broadway – *No update.*
 - ii. 5500 Broadway (☺♥ Massage) – *No update.*
 - iii. 43 Central Ave. – *No update.*
 - iv. 33 Church St. – *No update*
 - v. 77 & 81 Central Ave – *No update.*
 - vi. 25 Central Ave – *No update*
 - vii. 5346 Broadway/47 Aurora (Wally’s) – *Approved COA at the meeting.*
 - viii. 5572 Broadway – *S. Marshall to reach out.*
 - ix. 5481 Broadway – *No update*
 - x. 34 Central Ave (Long Weekend) – *No update.*
- d. Communications/Reports – *none*
- e. Treasurer’s Report – *none*

V. Old Business:

- a. Model Landmarks Preservation Local Law for New York State Municipalities – *If rules allow, the HPC will have a work session prior to the August meeting to finish editing the Model Law.*
- b. CLG Grant- Design Guidelines – *Draft submitted to the HPC 7/30/2020.*
- c. West Main Street Project – *Currently under construction. Sidewalks remain open for the businesses affected on West Main Street.*
- d. Village of Lancaster Newsletter – *planning on something about the Design Guidelines for the next newsletter.*
- e. Village E-mail addresses – *All HPC business should be conducted using Village E-mail accounts only. . Eckert asked members to let her know if they have any problems and she can have the accounts reset.*

VI. New Business

- a. Training opportunities
 - i. PBN Virtual Summer School (Online Seminars – July 2, 16, 21, 30, August 4 & 13)
 - ii. NAPC CAMP Training (Online seminars – July 10 & 17)
 - iii. NAPC FORUM 2020 (Online Conference August 3-9)
- b. Defining the Local Historic District – *S. Campbell is tracking down all the original documentation on the original designation of the district. A new map and list needs to be created/formalized.*
- c. HPC Membership

MOTION: E. Eckert made a motion to recommend to the Village Board to make Caitlin Chaves Yates a full, voting member of the HPC. Seconded by S Campbell.

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

VII. Next Meeting: August 12, 2020 @ 7:00pm. The HPC will hold a work session at 6:00pm to discuss the Model Landmarks Preservation Local Law.

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VIII. Adjourn

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

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