

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
January 12, 2022

I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Chair M. Meyer. M. Meyer led the HPC in the Pledge of Allegiance.

Board Members

Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>exc.</u>
Eckert, E.	<u>X</u>
Kacala, J.	<u>X</u>
Keefe, J. (Acting Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>exc.</u>
Stonebraker, N. (Alt.)	<u>X</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 six (6) voting members were present and a quorum existed.

II. Public Hearings

a. 20 West Main Street (Lancaster Village Center – Phase 2) – Tommy Sweeney – Updates to previous COA

Tommy Sweeney, Mark Molnar (Wendel) and Mike Berger (Sutton Architecture) were present at the meeting. The team discussed the proposed design changes to Phase 2 of the Lancaster Village Center, which are driven mostly due to construction costs. The team discussed the proposed design and stated that the materials will be consistent with those used in Phase 1. S. Campbell stated that it is not ideal to have the second phase look so similar to the first phase. M. Meyer and N. Stonebraker agreed. S. Campbell asked about the sign at the upper center of the building – the design team stated that that is a sign that says Lancaster Village Center, but it can be removed if desired. E. Eckert stated that at the back of the building, she would like to see the mass broken into sections, much like the front is. E. Eckert also asked about the material of the walls at the base in back where the parking is – the Design Team stated that it will be concrete block. E. Eckert would prefer to see the garage doors be a grey color or something to blend in with the concrete block so you don't see them from across the creek. S. Campbell asked about the material for the balcony railings – the Design Team stated that they are black metal railings. M. Meyer suggested that in addition to breaking up the mass at the back of the building, the roof lines could also pop up to mimic the front of the building. N. Stonebraker asked when construction planned to begin – T. Sweeney replied March or April. The Design Team plans to make the requested changes from the HPC

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and distribute images via e-mail to the commission prior to the next meeting in order to address additional concerns.

MOTION: M. Meyer made a motion to table the application as presented. Second by S. Campbell.

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

III. Approval of Meeting Minutes

a. *December 8, 2021 (Regular Meeting)*

MOTION: S. Campbell made a motion to approve the minutes as submitted. Second by N. Stonebraker.

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

IV. Administrative Matters

a. Public comment on matters of interest

b. New property issues

- i. N. Stonebraker stated that 58 Aurora Street has had a dumpster bag on the lawn for an extended period of time. S. Marshall stated that the property owner was already cited – it should be removed soon.

c. Ongoing property issues

- i. 5622 Broadway – *M. Meyer and J. Keefe spoke with the Dep. Village Atty about this property because the HPC was under the impression that the property owner was being brought to court, and yet no action has occurred. S. Marshall apologized as the paperwork has been stalled in his office. Property owner to be taken to court.*
- ii. 5500 Broadway (☎♥ Massage) – *S. Marshall has had a discussion with the business owner, should be applying for a COA.*
- iii. 77 Central Ave. – *Progress has been made at this property. S. Marshall to monitor through the Spring.*
- iv. 81 Central Ave – *Progress has been made at this property. S. Marshall to monitor through the Spring.*
- v. 25 Central Ave – *S. Marshall to contact the Building Department about any action at this property.*
- vi. 5572 Broadway – *S. Marshall to check on previous notices, will send a second notice of violation.*
- vii. 5558 Broadway – *No update.*
- viii. 5413 Broadway (Picasso's Pizza) – *S. Marshall apologized as the paperwork has been stalled in his office. Property owner to be taken to court.*
- ix. 5482 Broadway – *S. Marshall to follow up with the Building Department.*
- x. 39 Church Street – *No update.*
- xi. 35 Church Street – *No update.*

d. Communications/Reports

- i. Liaison to the Village Board / Representation at Village Board Meetings – *M. Meyer attended December 13 Board Meeting. M. Meyer to attend January 24.*
- ii. Model Law/Village Code Committee – *Final draft has been received from A. Herdzik. Committee needs to review and get back to the Village Atty.*

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- iii. Zoning Code Committee – HPC Representation – *Public input meetings to be held January 26 – must register online to attend.*
- e. Treasurer’s Report - *none*
- f. Village Newsletter – *The HPC discussed writing a piece for the Spring 2022 Village Newsletter regarding the need for COAs in anticipation for spring construction. E. Eckert to write.*

V. Old Business:

- a. Training Opportunities
- b. HPC Members/Oath Book – E. Eckert stated that in the revised HPC Code, there are new provisions for staggering HPC Member terms. Because the new year is coming up, it may be a good idea to get ahead of that and check on the current membership and their terms.
- c. CLG Grants 2022 – *No ideas were brought forward for this year.*
- d. CLG Yearly Report 2021 – *SHPO never reached out asking for the yearly report for last year. M. Meyer to reach out.*

VI. New Business - none

VII. Next Meeting: February 9, 2022 @ 7:00pm.

VIII. Adjourn (8:05pm)

MOTION: N. Stonebraker moved to adjourn the meeting. Second by S. Campbell.

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