

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
December 9, 2020

I. Attendance/Call to Order

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

Board Members

Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>X</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 seven (7) voting members were present and a quorum existed.

II. Public Hearings

a. 11 West Main Street (Lilly Belle Meads) – Joe Marshall– Replacement signage

Mr. Marshall was present at the meeting. He explained plans for new signage at his business – the new signage will be cut from metal and mounted to a track at the existing awning. It will be approximately 30’ wide and 4’ high. M. Meyer asked if there was going to be any illumination – J. Marshall stated that he is waiting until the streetscape is complete to see if it is necessary. There was no further discussion.

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

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

Justification: The proposed signage is compatible with the historic district and the HPC’s Signage Guidelines.

b. 5496 Broadway – Walter Przybyl, Jr. – Replacement windows, door and exterior paint

Mr. Przybyl was present at the meeting. He explained that he plans to replace all the windows on the house with a white pvc replacement window. The existing windows are a mix of vinyl, aluminum and wood windows that have been replaced at different times throughout the years. He plans to replace the window trim as well. The exterior will be repainted. S. Campbell asked if all the windows will be double hung – W. Przybyl stated that most will be double hung, except sliders at the kitchen windows and there

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are picture windows with a double hung on each side at the front face of the building that will be replaced with picture windows and double hung windows. S. Cambell asked if there are any new openings being proposed – W. Przybyl stated that these are all existing openings. M. Meyer asked where the replacement door is on the building – W. Przybyl stated that it is at the second floor at the rear of the building. There was no further discussion.

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

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

Justification: The proposed replacements and paint are compatible with the aesthetic of the historic district.

c. 19 West Main Street (Lancaster Village Center – Phase 1) – Tommy Sweeney – Alternate Materials

Mr. Sweeney was present at the meeting. He explained budgetary issues with the proposed materials for the exterior facades of the new development on West Main Street. He presented multiple options that he and his team are exploring as cost-saving measures.

Mr. Sweeney proposed using DryVit or EIFS (Exterior Insulation Finishing System) as the material on the sides and rear of the Phase I building instead of fiber cement siding that was originally presented. He provided a sample of this system made to look like a lapped siding. M. Meyer suggested that the cornices and details be created in DryVit instead of fiber cement as they are not accessible to pedestrians. The Commission discussed that this may be an acceptable substitution for the cornices and trim work, but not the large areas of siding. The Commission would want to be presented with the details of the system before approval.

Mr. Sweeney proposed using a product called Flexebriq which is a thin, flexible, faux brick facing product in lieu of the brickwork at the base of the building. J. Allein stated that unlike the panel systems, this brick does not have seams. The Commission discussed that they would want to see an example of this product used in person.

Mr. Sweeney presented an alternative siding material – a composite vinyl siding that has a solid core. The Commission discussed that this material was preferable to the DryVit finish. M. Meyer stated that he would prefer if the siding material had a smooth finish instead of the wood grain appearance it has.

S. Campbell stated that this new development in the Historic District is very visible and it will be very important for the Commission to make the correct decision on this application. The Commission agreed and asked Mr. Sweeney to provide samples of the materials proposed as well as find other buildings locally where these materials have been used for the Commission members to observe. S. Marshall stated that depending on the alternative material approved, Mr. Sweeney may need to apply for a variance because of the flame spread ratings of some of the materials and the proximity of this proposed building to existing buildings.

MOTION: E. Eckert made a motion to table the application. Second by M. Meyer.

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

d. 27 Central Avenue (Concierge Dental Group) – Andrew Warne (Ulrich Signs) – Replacement signage

Mr. Warne was present at the meeting. He explained that the existing signboard is staying, and the graphics are being replaced due to a rebranding for the company. There was no other discussion.

MOTION: M. Meyer made a motion to approve the COA as submitted. Second by C. Chaves Yates

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

Justification: The proposed signage is compatible with the historic district and the HPC's Signage Guidelines.

III. Approval of Meeting Minutes

a. *November 11, 2020 (Regular Meeting)*

MOTION: M. Meyer made a motion to approve the minutes as amended. Second by J. Keefe.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. M. Meyer abstained from voting as he was absent at the last meeting.

IV. Administrative Matters

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

b. New property issues

c. Ongoing property issues

i. 5622 Broadway – *No update.*

ii. 5500 Broadway (☺♥ Massage) – *S. Marshall sent a letter to the property owners.*

iii. 43 Central Ave. – *No update.*

iv. 77 Central Ave. – *No update.*

v. 81 Central Ave – *No update.*

vi. 25 Central Ave – *No update.*

vii. 5572 Broadway – *No update.*

viii. 5481 Broadway – *No update.*

ix. 34 Central Ave (Long Weekend) – *S. Marshall sent a letter to the property owners.*

x. 31 Central Ave (Juls and Jane Boutique) – *S. Marshall sent a letter to the property owners.*

d. Communications/Reports – *none*

e. Treasurer's Report – *none*

f. Village Newsletter – *none*

V. Old Business:

a. Model Landmarks Preservation Local Law for New York State Municipalities – *Art Herdzyk sent comments back to the HPC. The HPC discussed that the Village Attorney seems reluctant to accept changes to the code. M. Meyer to reach out to James Finelli from NYS SHPO for his recommendation or support in implementing the Model Code.*

b. Resolving the Historic District Boundaries– *E. Eckert to file the new map and listing with the Village Board and Building Department.*

c. CDC/HPC Historical App – *M. Meyer to write a letter of support to the Village Board to allocate the funds, as voted on last meeting.*

d. NYS Virtual Preservation Conference – *E. Eckert, M. Meyer, S. Campbell and N. Stonebraker attended the virtual conference. They discussed some of their impressions and things they took away from the conference. Recordings of the sessions will be available for anyone interested.*

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VI. New Business - none

VII. Next Meeting: January 13, 2021 @ 7:00pm. *Per Village Board decision, future meetings will be held virtually for the future.*

VIII. Adjourn (8:24pm)

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

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