

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
August 12, 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.

Board Members

Campbell, S. (Chair)	<u>X</u>
Eckert, E.	<u>X</u>
Kacala, J.	<u>X</u>
Keefe, J.	<u>abs.</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>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. 38 Aurora Street – Thomas Augustynek - Fencing

Mr. Augustynek was present at the meeting. He explained plans to replace the existing deteriorating wood fence with a new wood fence as well as enclose the area where the garbage totes sit within that fence on all sides with a double gate. S. Campbell expressed the preference to have the gate be wood. S. Marshall stated that the Code Enforcement Office has received complaints about the state of the current wood fence also that the height of the fence will be determined by what is allowable by code. S. Campbell added the existing black chainlink fence at the property to the COA Application. There was no further discussion.

MOTION: S. Campbell made a motion to approve the COA as amended. Second by M. Meyer.

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. 15-40 West Main Street (Lancaster Village Center) – Tommy Sweeney – New construction

T. Sweeney, M. Molnar and M. Berger were present at the meeting. They discussed the project in 3 phases of work. S. Campbell asked if the proposed buildings are similar in height to the existing buildings in the Central Business District – M. Molnar stated that the code limits the buildings to 45’-0” from grade, which makes the new buildings similar in height to the building along Central Ave. The Commission discussed the proposed materials and design of buildings individually. Phase 1 was discussed with the following conditions: windows to be double hung aluminum-clad windows, cornice

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and architectural trim to be the same fiber cement material as the siding (manufacturer Hardie was presented), the siding will be a fiber cement siding (manufacturer Hardie was presented), smooth finish with a 6” exposure, the rear (North) elevation will be broken up in a fashion like the front (South) with vertical fiber cement trim pieces and color, gooseneck lighting proposed (specific fixtures and location) is acceptable, to be chosen by applicant, all signage and awnings to be approved separately by future tenants and all final materials, if differing from proposed will be brought before the HPC prior to construction.

MOTION: S. Campbell made a motion to accept Phase I of the COA with the stated conditions. Second by E. Mikula.

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

Justification: The massing, size, scale and architectural features of the new construction are compatible with the aesthetic of the historic district.

Phase II was discussed with the following conditions: a view was requested by the HPC of the rear (South) view of the building in context of the parking lot and other surrounding areas, The HPC specifically wanted to see the bridge between masses and the stair/elevator towers, a detail was requested by the HPC of the proposed windows – they were discussed to be square windows but trimmed out to appear to have curved tops, windows to be double hung aluminum-clad windows, cornice and architectural trim to be the same fiber cement material as the siding (manufacturer Hardie was presented), the siding will be a fiber cement siding (manufacturer Hardie was presented), smooth finish with a 6” exposure, the rear (North) elevation will be broken up in a fashion like the front (South) with vertical fiber cement trim pieces and color, gooseneck lighting proposed (specific fixtures and location) is acceptable, to be chosen by applicant, all signage and awnings to be approved separately by future tenants and all final materials, if differing from proposed will be brought before the HPC prior to construction.

MOTION: E. Eckert made a motion to table Phase II of the COA with the stated conditions. Second by S. Campbell.

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

Justification: The HPC does not have enough information about some aspects of the design to make a decision.

Phase III was discussed – the central “Lancaster Village Center” sign in the renderings will be discussed and approved at a later date. S. Campbell asked about the color of the transom panels at the balconies – the HPC discussed options for this with the architectural team. E. Eckert asked about the material of the canopy – M. Berger stated that it would be aluminum with a structured covering. E. Eckert requested more information as it was decided prior to construction. M. Meyer asked about the stair tower and whether it goes up to the roof level, as this building is 4 stories – M. Berger showed the rear elevation and the stair tower in the drawings. Phase III was discussed with the following conditions: proposed globe lights to be located on the brick piers at the center mass, windows to be double hung aluminum-clad windows, cornice and architectural trim to be the same fiber cement material as the siding (manufacturer Hardie was presented), the siding will be a fiber cement siding (manufacturer Hardie was presented), smooth finish with a 6” exposure, the rear (North) elevation will be broken up in a fashion like the front (South) with vertical fiber cement trim pieces and color, gooseneck lighting proposed (specific fixtures and location) is acceptable, to be chosen by applicant, all signage and awnings to be approved separately by future tenants and all final materials, if differing from proposed will be brought before the HPC prior to construction.

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MOTION: S. Campbell made a motion to accept Phase III of the COA with the stated conditions. Second by C. Chaves Yates.

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

Justification: The massing, size, scale and architectural features of the new construction are compatible with the aesthetic of the historic district.

- c. 40 Clark Street (Historical Society Museum) – Town of Lancaster/Michael Meyer – Porch reconstruction
Mr. Meyer was present at the meeting. He explained the Town’s project to reconstruct the porch at the Historical Society Museum. S. Campbell asked if the replacement material for the work will be wood – M. Meyer stated that depending on the condition of the Widows Walk, that may be a composite material. The work is planned to begin next week pending this approval of the COA. There was no other discussion.

MOTION: C. Chaves Yates made a motion to approve the COA as presented. Second by E. Mikula.

MOTION APPROVED: In a vote of four (4) ayes to zero (0) nays. M. Meyer and E. Eckert abstained from voting.

Justification: The reconstructed porch will be compatible with the aesthetic of the historic district.

III. Approval of Meeting Minutes

- a. *July 8, 2020 (Regular Meeting-virtual)*

MOTION: M. Meyer made a motion to approve the minutes as modified. 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
- b. New property issues
- i. Welcome to the Village of Lancaster Sign on Broadway – E. Eckert to email the Village Board about maintenance of this sign. *Update: as of 8/21/2020 the sign had been repainted.*
- 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. – *Bank has repaired the windows, painted the house and replaced the roof.*
- v. 77 & 81 Central Ave – *No update.*
- vi. 25 Central Ave – *No update – S. Campbell stated that she found complaints of the deterioration of the front of this building dating back to 2009 in the files.*
- 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*

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- f. Village Newsletter – *E. Eckert to write something about the Design Guidelines to submit for the next Village Newsletter.*

V. Old Business:

- a. Model Landmarks Preservation Local Law for New York State Municipalities – *Work session occurred before the meeting. E. Eckert to make final edits to the Model Law and distribute to the commission.*
- b. CLG Grant- Design Guidelines – *Draft submitted to the HPC 7/30/2020 – discussion about the draft occurred among the commission members. Notes and comments will be sent back to CBCA to be incorporated.*
- c. West Main Street Project – *Currently under construction. Estimated completion is October.*
- d. Village E-mail addresses – *No update.*
- e. 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) *E. Eckert attended – she will share information from the training at the next meeting.*
 - iii. NAPC FORUM 2020 (Online Conference August 3-9) *S. Campbell and M. Meyer did some of the sessions from the online conference – they will share information from the training at the next meeting.*
- f. Membership – *No update.*

VI. New Business

- a. CBD Roundabouts Project– *S. Campbell explained that Village Trustee L. Ruda reached out to the HPC for any information about how the proposed roundabouts project will affect the local historic district. The HPC discussed that the proposed roundabouts are just outside the district, and the project will not have any effect to the district. S. Campbell to draft a letter to the Village Board to state this.*

VII. Next Meeting: September 9, 2020 @ 7:00pm.

VIII. Adjourn (10:03pm)

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. (J. Kacala had to leave prior to the end of the meeting)