

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
April 14, 2021

I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Chair M. Meyer. J Keefe 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>X</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 – Patio Enclosure

Mr. Marshall was present at the meeting. He explained his plans for a seasonal patio enclosure at the front of his business – there was a previously approved COA from 2020 and he presented some minor changes. S. Campbell asked about the proposed materials for the enclosure, J. Marshall stated that the posts would be repurposed wooden barrels with metal railings.

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

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

Justification: The proposed patio enclosure fits with the aesthetic of the historic district and will not be permanent.

b. 42 Aurora Street (Black Sheep) – Shannon McNichol – Repair of Front Porch and paving

Melanie, a representative for Ms. McNichol was present at the meeting. She explained plans to reconstruct the pillars and porch columns as well as widening the paved entrance to the parking lot and replacing previously replaced windows in the upstairs apartment bathroom that have failed. The HPC discussed the particulars of the paving areas as well as the column reconstruction.

MOTION: S. Campbell made a motion to approve the COA as submitted. Second by J. Kacala.

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

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

- c. 5429 Broadway (Parkway Digital) – Chris Reilley – Building painting and storefront work
Mr. Reilley was present at the meeting. He explained plans to repaint the entire building, repair and replace the storefront surrounds, install 2 gooseneck lamps and a new sign above the storefront. E. Eckert clarified that the letters of the new sign would project slightly from the building. M. Meyer asked about the proposed mounted sign on the side of the building for pedestrians, Mr. Reilley stated that it would be approximately 12”x12” and would project towards the sidewalk. S. Marshall mentioned that if the projecting sign sticks out beyond the property line, Mr. Reilley may have to contact NYS DOT.
MOTION: E. Eckert made a motion to approve the COA as presented. Second by S. Campbell.
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.
Justification: The proposed work is compatible with the historic district and the HPC's Design Guidelines.
- d. 30 Clark Street – Kimberly Wawrowski – Replacement fence
Mr. & Mrs. Wawrowski were present at the meeting. They presented photos of the existing deteriorating fence at the their property as well as the proposed black aluminum replacement. The replacement fencing will match what was installed at the side yard and previously approved by the HPC.
MOTION: E. Eckert made a motion to approve the COA as presented. Second by M. Meyer.
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.
Justification: The proposed work is compatible with the historic district.
- e. 31 Central Avenue (Juls and Jane) – Alex Severyn – Signage
Mr. Severyn was not present at the meeting. The HPC discussed that that the proposed signage is on the existing sign board and is compatible with the historic district.
MOTION: S. Campbell made a motion to approve the COA as presented. Second by E. Eckert.
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.
Justification: The proposed work is compatible with the historic district.

III. Approval of Meeting Minutes

- a. *March 10, 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 seven (7) ayes to zero (0) nays.

IV. Administrative Matters

- a. Public comment on matters of interest
b. New property issues

- i. 40 Church Street – S. Campbell noticed that the porch supports are visible below the skirting. This porch reconstruction was approved, but the HPC discussed avoiding this in the future for other projects.

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- ii. Central Avenue Dumpster Enclosure – J. Keefe stated that tenants on the east side of Central Avenue leave garbage around the dumpster enclosures and it just sits around the enclosure. S. Marshall to discuss with DPW Supervisor W. Cansdale and look into.
- c. Ongoing property issues
 - i. 5622 Broadway – *When the courts reopen, this property owner will be brought to court.*
 - ii. 5500 Broadway (☒♥ Massage) – *S. Marshall to ticket the property owner.*
 - iii. 77 Central Ave. – *Progress was made. Property to remain on list.*
 - iv. 81 Central Ave – *Progress was made. Property to remain on list.*
 - v. 25 Central Ave – *S. Marshall to discuss this property with the Building Department.*
 - vi. 5572 Broadway – *Owner reached out to M. Meyer and S. Marshall and discussed plans for the property. S. Marshall asked the property owner to attend the next HPC meeting.*
 - vii. 5481 Broadway – *S. Marshall contacted the property owner. Property to remain on list.*
 - viii. 34 Central Ave (Long Weekend) – *E. Eckert and S. Marshall made contact with the business owner. She will apply for a COA for the next meeting.*
 - ix. 31 Central Ave (Juls and Jane Boutique) – *COA approved.*
 - x. 42 Aurora St. (Black Sheep) – *COA approved.*
- 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 – *M. Meyer discussed the Model Law adoption with Village Attorney Art Herdzik. M. Meyer, S. Campbell and E. Eckert to form a committee to meet with the Village Attorney to edit the law.*
- b. CLG Grant Application 2021 – *M. Meyer informed M. Stegmeier and SHPO that the HPC wants to pursue a re-survey of the village’s historical resources to update our files.*
- c. Zoom meetings – *per Village Board Meeting 3/22/2021, Village Meetings may return to in-person meetings.*

VI. New Business

- a. Preservation Month – *The HPC discussed possible recipients/properties in the community to be recognized for Preservation Month. The HPC will present the Town of Lancaster with a plaque for the Stewardship of a Historic Property for their work at the Historical Society Museum at 40 Clark Street.*

VII. Next Meeting: May 12, 2021 @ 7:00pm.

VIII. Adjourn

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

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