

PRESENT Pete Coppins, Rita Geiben, Christine O'Hara, Historian Russ Piper, Deputy Clerk
Donna Vazquez, Clerk Shannon Fundis

EXCUSED Loretta Frankovitch, Jim Fittante

PUBLIC HEARING Pete Coppins called the Public Hearing to order at 6:00pm on the advisability of Sec. 15-105(c)(5) of the criteria and procedure for designation of buildings, sites or districts; for local designation of 305 Center Street, Lewiston NY 14092, Tax ID# 101.10-2-52, 315 Center Street, Lewiston NY 14092, Tax ID# 101.10-2-53, 425 Center Street, Lewiston NY 14092, Tax ID#101.10-3-57 and 433 Center Street, Lewiston, NY 14092, Tax ID#101.10-3-58.

305 Center St. owner Debra Sauro said when I bought my house in 1998, I went to the village office and they told me my house was not designated. The only reason I had a plaque on my house was because some committee went around and put plaques on houses. This was in 1998 and there was no paperwork to be found. That's all I wanted to say.

315 Center St. owner Herb Richardson stated that he purchased this property forty years ago. Over the years I have had dozens of conversations with people who have wanted to buy it and even with people at the Village and never once was I told that it was historically designated. I was recently told by an architect that I should just tear the building down. Some of the reasons why you would not want it to be designated is the building has been shingled with asbestos shingles. The building had an add-on in the back. There were ground problems under the building that required changes. Also, are you talking about just the house or the house and land? Does this include the extra land that I purchased several months ago? I have approvals to build on this land and I would like to know that they will be accepted. If you are designating this address today it is not the same address it was a year ago nor what it was in 1861.

Pete Coppins explained we would like to designate 315 Center St. because you're building was built in 1861. We have land surveys and tax records. So we would like to designate it after this public hearing.

Rita Geiben stated that this board has the right to designate, period. We would like owner participation and input but this board has the right to designate properties.

Architect, David Giusiana said Richardson's biggest concern is are you designating just the address with its current property or are you designating just the building? If it is just the building then he is more comfortable with that. My argument with this is you lump the age of a building with its architectural character. This building has no architectural character at all. It has been painted three different colors over the years.

Herb Richardson asked if all you are designating is the building alone, then may I have a severance from the building and the rest of the property? This way I can go ahead with plans that were already proposed.

Pete Coppins said our power here is to designate the home at that address. Variances for a new building would be at a different board. You will need to go to Planning, Zoning and the Village Board for those answers.

Mayor Welch explained when you do your historic designation that it is not just the building it is the site. The property with it is also subject to the designation.

Herb Richardson stated with all these questions unanswered I would like them to be resolved before we go ahead with the designation.

David Giusiana stated Richardson would like to postpone the designation and go through the process to subdivide the building from the rest of the property. He would come back to have the building historically designated and leave the rest of the property undesignated.

Pete Coppins thanked Richardson for coming and told Giusiana what you've explained with Mr. Richardson seems to be very feasible to us to table the designation of 315 Center St. until you can get the information to us that you need.

425 Center St and 433 Center St owners were not in attendance.

Pete Coppins called the Public Hearing to a close at 6:28pm.

CALL TO ORDER Pete Coppins called the Historical Preservation Commission meeting to order at 6:28pm with the Pledge of Allegiance.

MINUTES A motion was made by Chris O’Hara seconded by Rita Geiben and passed unanimously to approve the November 13, 2023 minutes as submitted.

OLD BUSINESS **140 S 5th Street** – Inquiry for Designation
Rita Geiben said the owner inquired a couple months ago that he was interested in possibly having his home historically designated. We do not have a formal request, yet, so I feel we do not need to do anything more on this one. Coppins and O’Hara agreed. No action was taken.

NEW BUSINESS A motion was made by Rita Geiben seconded by Chris O’Hara to approve the following resolution:

HISTORIC DESIGNATION OF 305 CENTER STREET

WHEREAS, the Village of Lewiston Historic Preservation Commission, in accordance with the provisions of Local Law No. 1-1978, proposes to designate as historically significant the property referred to on the Tax Map of the Village of Lewiston as TM# 101-10-2-52 and which is known as 305 Center Street and

WHEREAS, the property owner was invited to a public meeting held on December 11, 2023 and the owner did not object to the proposed designation, and

WHEREAS, said property was reviewed in light of the standards set forth and referred to in Local Law No. 1-1978.

NOW, THEREFORE IT BE RESOLVED by the members of the Village of Lewiston Historic Preservation Commission as follows:

That the aforementioned property is hereby designated as historically significant in accordance with Local Law No. 1-1978.

Deputy Clerk Vazquez polled the board and the motion passed as follows:

Geiben – YES O’Hara – YES Coppins – YES

A motion was made by Rita Geiben seconded by Chris O’Hara to approve the following resolution:

HISTORIC DESIGNATION OF 425 CENTER STREET

WHEREAS, the Village of Lewiston Historic Preservation Commission, in accordance with the provisions of Local Law No. 1-1978, proposes to designate as historically significant the property referred to on the Tax Map of the Village of Lewiston as TM# 101-10-3-57 and which is known as 425 Center Street and

WHEREAS, the property owner was invited to a public meeting held on December 11, 2023 and the owner did not object to the proposed designation, and

WHEREAS, said property was reviewed in light of the standards set forth and referred to in Local Law No. 1-1978.

NOW, THEREFORE IT BE RESOLVED by the members of the Village of Lewiston Historic Preservation Commission as follows:

That the aforementioned property is hereby designated as historically significant in accordance with Local Law No. 1-1978.

Deputy Clerk Vazquez polled the board and the motion passed as follows:

Geiben – YES O’Hara – YES Coppins – YES

A motion was made by Rita Geiben seconded by Chris O’Hara to approve the following resolution:

HISTORIC DESIGNATION OF 433 CENTER STREET

WHEREAS, the Village of Lewiston Historic Preservation Commission, in accordance with the provisions of Local Law No. 1-1978, proposes to designate as historically significant the property referred to on the Tax Map of the Village of Lewiston as TM# 101-10-3-58 and which is known as 433 Center Street and

WHEREAS, the property owners were invited to a public meeting held on December 11, 2023 and the owner’s did not object to the proposed designation, and

WHEREAS, said property was reviewed in light of the standards set forth and referred to in Local Law No. 1-1978.

NOW, THEREFORE IT BE RESOLVED by the members of the Village of Lewiston Historic Preservation Commission as follows:

That the aforementioned property is hereby designated as historically significant in accordance with Local Law No. 1-1978.

Deputy Clerk Vazquez polled the board and the motion passed as follows:

Geiben – YES O’Hara – YES Coppins – YES

Historic Designation of 315 Center Street

A motion was made by Rita Geiben seconded by Chris O’Hara and passed unanimously to table the Historic Designation of 315 Center Street to get more information on subdividing the lot per owner’s request.

780 Center Street – Proposed Mixed-Use Project – Architectural Review

Ellicott Development representative, Jeremy Wassell presented plans to convert all but one 3,100 SF space from commercial to residential apartments at 780 Center St. We want to fill in the existing drive thru lane on the left hand side that will match the existing façade. Windows will be added to the front and rear of the building to bring light into the proposed apartments. We have done our marketing research and the demand for larger retail spaces have decreased. Residential rental spaces have a strong market place and are doing well.

A motion was made by Rita Geiben seconded by Chris O’Hara and passed unanimously to approve the Architectural Review of the proposed mixed-use project at 780 Center St. as presented.

ADJOURNMENT A motion was made by Rita Geiben seconded by Chris O’Hara and passed unanimously to adjourn the meeting at 6:44pm.

Donna Vazquez Deputy Clerk