

PRESENT Loretta Frankovitch, Pete Coppins, Rita Geiben, Jim Fittante, David Giusiana, Deputy Clerk Donna Vazquez, Building Inspector/Zoning Officer Kenny Candella, Clerk Shannon Fundis.

CALL TO ORDER Loretta Frankovitch called the Historical Preservation Commission meeting to order at 6:00pm with the Pledge of Allegiance.

MINUTES A motion was made by Rita Geiben seconded by David Giusiana and passed unanimously to approve the January 9, 2023 minutes as submitted.

OLD BUSINESS **732 Center Street – Historic Designation Resolution**

Loretta Frankovitch stated for the record that at the previous meeting the HPC did not give the new owner leeway to object to historically designating 732 Center St. It was new to them and we wanted to give them a chance to know what the designation was and what it means to the village. We gave the owners time to raise any concerns they may have and told them we will be voting tonight, so if they had any objections to please share them with us.

Village Historian, Russ Piper expressed he was concerned that the HPC was giving the new owners the option to designate or not designate the property. He does not want to see the building destroyed, whether it be leveled or remodeled into something else.

Rita Geiben said the reason we would like to locally designate 732 Center St. is because it is part of our village history that needs to be preserved. We do not want this building to be torn down, revamped or made into a fast food restaurant.

Jim Fittante stated that there is still a lot of historical features on that building that are in very good condition. It is a gem and we need to protect its historical value.

David Giusiana pointed out the windows are a more recent installation and do not meet the full width and height of the original windows. If the current owners came back and said they would like to reportion the windows I would support that even though it would be in contrast to the resolution.

Tom Collister, curator of the Historical Association of Lewiston and Museum, said 732 Center Street was historically designated at one time but was removed because one of the previous owners changed the windows, signs and some of the architectural features. The building was undesignated in the 60’s.

A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to approve the following resolution:

HISTORIC DESIGNATION OF 732 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# 101.11-1-48 and which is known as 732 Center Street, and

WHEREAS, the property owners were invited to a public meeting held on January 09, 2023 and the owners 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 with five yes votes.

Giusiana – YES Geiben – YES Coppins – YES Fittante – YES Frankovitch - YES

453 Center St – Gather’s New Windows

Jim Fittante recused himself to present along with Gather owner Michael Hibbard. Hibbard stated that he added a middle vertical column to break up the windows to look more like the original submission and will be able to use this with two separate screens when the windows are open.

Pete Coppins questioned the lights and Hibbard said that he and Fittante decided to keep the new lights because the building is not Historic. Coppins stated that the new lights do not look anything like the original lights that were presented and approved.

Loretta Frankovitch said she is not looking for goose neck lighting but the lights are very modern for a very old building. Hibbard replied the lights are affixed on the building and come out and hang down like goose neck lighting.

A motion was made by Pete Coppins seconded by Rita Geiben to conditionally approve the changes to the windows and lights upon new submission of application and the final image.

Giusiana stated that he doesn’t have a problem with the look of the changes but the problem is this is not what was submitted and approved in the beginning. It seems like they can do whatever they want and then come in and say they will clean it up afterwards. I would not make it conditional. Michael Hibbard should resubmit a final version of what’s there and we can potentially approve it then.

Deputy Clerk Vazquez polled the board and motion ended in a tie.

Giusiana – NO Geiben – YES Coppins – YES Frankovitch – NO

Frankovitch stated with a tie the Chair can call it and ordered this to be tabled until next month with a complete resubmission.

125 S 1st St – Revision to Plans

David Giusiana recused himself to present the revision to the original plans for 125 S 1st St. He stated the size of the building has not changed. The revision will include the addition of brick, change of window sizes and operation, enlarged patio at the rear and the design style of the railing for the rear porches.

A motion was made by Jim Fittante seconded by Pete Coppins and passed unanimously to approve the revision of plans for 125 S 1st St as presented.

421 Center St – All Dolled Up – Update

Building Inspector Kenny Candella said he spoke with the new manager, Megan Wendt, and told her to fill out an application for a permanent sign and attend the March 13, 2023 meeting.

Clerk Fundis stated that she emailed Wendt the sign application and all the instructions on January 26, 2023 but has not heard back from her.

A motion was made by Jim Fittante seconded by David Giusiana and passed unanimously to table the All Dolled Up sign at 421 Center St. until the next HPC meeting on March 13, 2023.

NEW BUSINESS

810 Center Street – Taquito Lindo Signs- Application for Certificate of Appropriateness 2023-01

Restaurant owner, Andrew Mackmin introduced himself and asked approval for parking signs, a wall sign and rooftop sign that was used by the previous owners. We just wrapped all the signs with our logo.

Frankovitch stated that some people are concerned about the 1818 sign that has always been attached on the rooftop sign. Mackmin said that sign will stay.

Pete Coppins stated that our board is here mainly on the aesthetics and how it’s going to be perceived by others in the Village. We do not have any colors like this in the Village and it is overwhelming.

Mackmin said he is open to suggestions but he would prefer to keep his logo, it’s what we are doing and we have to keep our brand reputation. I would say everyone who has

come in, enjoys the bright colors. The reception from the community has been positive. It's a branding issue more than anything for us. We have the same signs on our restaurant in Grand Island and in Williamsville.

A motion was made by Loretta Frankovitch seconded by Jim Fittante to approve the Application for Certificate of Appropriateness 2023-01 for Taquito Lindo Signs at 810 Center Street as submitted with the 1818 sign remaining.

Deputy Clerk Vazquez polled the Board and the motion passed with four yes votes.

Giusiana – NO Geiben – YES Coppins – YES Fittante – YES Frankovitch - YES

OTHER

Appeal Section of the Code

Frankovitch said she talked with Village Attorney, Joe Leone and we are hashing out the appeal section of the code. I would like each of you to read section 15:106 letter E. We were counting a hardship as an appeal but it is not. A hardship would come to our board anyways. Read it and make sure we are understanding it correctly. If we deny a Certificate of Appropriateness, the applicant can apply within ten days for relief from the strict application of the Historic Preservation Local Law on the grounds of economic hardship. This is not an appeal. They are just applying for relief due to hardship. This is our responsibility according to our local code. If for any reason we can't reach an agreement then it can go for an appeal. Take a look and see if we need to revise it.

DISCUSSION

742 Center St. - Pictures

Frankovitch asked if anyone was able to go in and take pictures now that it is opened up and we can see the back of the building. Tom Collister said he has twelve photos but you can only see the one side. He will bring them to the Village Clerk's office to make copies.

Preservation Buffalo Niagara Round Table

Frankovitch and Geiben submitted topics and asked if anyone else has any to email them to her. Geiben said two classes will be online and two will be in person. There are no dates set yet.

ADJOURNMENT

A motion was made by Rita Geiben seconded by David Giusiana and passed unanimously to adjourn the meeting at 6:50pm.

Donna Vazquez, Deputy Clerk