

PRESENT Loretta Frankovitch, Pete Coppins, Rita Geiben, Jim Fittante, David Giusiana, Deputy Clerk Donna Vazquez

PUBLIC HEARING Loretta Frankovitch called the public hearing to order at 6:01pm 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 732 Center Street, Lewiston NY 14092, Tax ID# 101.11-1-48.

Eva Nicklas asked what are the pros and cons of designating the building historic.

Frankovitch stated that if the property is locally designated it protects the integrity of the outside of the building so no one can come in and bulldoze it or turn it into a McDonald's. It will preserve the look of it so it looks like the characteristic charm that we know the Village of Lewiston to have. There are no stipulations on what can be done on the inside. If it ever went on for State or Federal designation then there are tax credits that they would be eligible for.

Nicklas asked if there was grant money available for bricks and mortar. Frankovitch said not at the local level, but only at the State and Federal level.

David Giusiana said the cons would be any and all exterior changes would have to be reviewed and approved by this HPC Board. He asked if the property owners wished to have the building designated.

Loren Tonemah was present on behalf of his brother, Darryl Tonemah, one of the owners. He stated they are getting the information so they can make an informed decision.

Pete Coppins explained if they were to need a new roof, doors, windows or anything exterior, they would still have to come to the Village for a permit, regardless, because the HPC also operates as an Architectural Review Board for businesses, especially those on Center Street. We are here to guide you and hopefully keep the integrity of what is there the same.

Jim Fittante added that by locally designating the property historic, you will be protecting it in the future, far beyond us, because who knows down the road what the next owner would want to do.

Frankovitch asked Deputy Clerk Vazquez to email all the historical information on the property to Tonemah so they can make an informed decision.

Ken Slaughenhoupt, President of the Historical Association, spoke in favor of the designation. If anything would happen to this building it would detract from its historical character and be a detriment to the village. I urge the HPC Board to work with the owners to make this happen.

Frankovitch called the Public Hearing to a close at 6:13pm.

CALL TO ORDER Loretta Frankovitch called the Historical Preservation Commission meeting to order at 6:13pm with the Pledge of Allegiance.

MINUTES A motion was made by Jim Fittante seconded by Pete Coppins and passed unanimously to approve the December 12, 2022 minutes as submitted.

OLD BUSINESS **453 Center St – Gather's New Window**

Loretta Frankovitch stated the current windows that were installed at 453 Center St are not what was presented and approved by this board, and the lighting has totally changed as well. Frankovitch asked owner, Michael Hibbard, why the approved plans were not followed.

Hibbard explained the windows that were rendered opened out into the sidewalk. After conversation, he realized they would impede on the walkway. The other alternative was to have the windows open from the inside. He consulted with American Glass who worked with Richard's Door to fabricate a window that opens from the bottom and comes up into the building. The whole front opens up to the outdoor space.

Pete Coppins stated that Hibbard should have come back to the HPC board to have the original approval changed to this new design.

Rita Geiben asked Hibbard if he can make the current garage windows look like the original windows that were presented. Hibbard said there is a lot he can do, but aesthetically does not think it will look right.

David Giusiana stated that the concern generically about the windows is that they are more horizontal, more contemporary looking windows, whether they open outside or in. A historic, colonial look is a window that is more vertical and is divided by minimal subdivisions from the larger frame itself. These current windows do not present any of that.

Frankovitch said the lighting is not very traditional looking for Center St., and I think that needs to be reexamined. Although she proposed fining Mr. Hibbard according to the code, the other board members did not feel that was necessary.

Coppins told Hibbard he will need to meet with his architect and make corrections to make it look like the original proposal and come back for approval.

A motion was made by Pete Coppins seconded by Rita Geiben and passed unanimously to table the approval of the new windows at 453 Center St, Gather Restaurant and have Hibbard come back with a plan that looks more like the original proposal.

#### **421 Center St – All Dolled Up – Update**

Deputy Clerk Vazquez gave an update stating that Building Inspector, Ken Candella, spoke with the owner of the building; she painted the door and will power wash the building in Spring. The sign for All Dolled Up was adjusted but it is not retro-fitted in the framework and has been installed with staples and has fold marks in the vinyl.

The HPC Board is requesting a report from Building Inspector Candella on whether this is a temporary sign or a permanent sign. Concerns over the shabbiness of the sign were expressed by all.

#### **NEW BUSINESS**

##### **Historic Designation of 732 Center Street**

A motion was made by David Giusiana seconded by Jim Fittante and passed unanimously to table the Historic Designation of 732 Center St until next month to give the new owner's a chance to review the all the materials. Although their permission is not needed to vote on a property, Frankovitch wanted to give the new owners an opportunity to review all materials in case there were concerns.

##### **869 Cayuga St – Development Plan**

David Giusiana recused himself to present the new development plan for 869 Cayuga St, with a mixed use of retail/business units and rental/residential units.

Giusiana said the owner will be scaling down Syros restaurant to multiple storefronts and adding apartments. The primary vs accessory use will be 50.1% commercial and 49.9% residential. The retail units could be one, two, or three units and three living units. There will be no changes to the exterior of the building whatsoever.

A motion was made by Pete Coppins seconded by Rita Geiben and passed unanimously to approve the development plan for 869 Cayuga St, as presented.

#### **OTHER**

##### **Alternate HPC Member Replacement for David Giusiana**

Frankovitch asked if anyone had any suggestions for alternate's for David Giusiana, now that he had joined the HPC permanently.

Mayor Welch stated that we have a couple applicants that the Village Board of Trustees will review, hopefully by next month.

Pete Coppins asked if they will be able to interview the applicants as well and Mayor Welch responded, yes.

#### **ADJOURNMENT**

A motion was made by Pete Coppins seconded by Rita Geiben and passed unanimously to adjourn the meeting at 6:43pm.