

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

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

MINUTES A motion was made by Rita Geiben seconded by Jim Fittante and passed unanimously to approve the October 11, 2022 minutes.

OLD BUSINESS **732 Center St –Public Hearing- Historic Designation**
A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to schedule a public hearing on Monday, December 12, 2022 at 6 PM to discuss the historic designation of 732 Center Street (Lewiston Opera Hall).

475 Ridge Street – Historic Designation Resolution
This property was deemed locally historic at the March meeting of the HPC. A hearing, nomination, and approval was also conducted at the March meeting of the HPC. This resolution was put forward on 11/14/2022 to fulfill the requirements for a locally designated property. A motion was made by Pete Coppins seconded by Rita Geiben and passed unanimously to approve the following resolution:

HISTORIC DESIGNATION OF 475 RIDGE 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# 101-10-2-60 and which is known as 475 Ridge Street, and
WHEREAS, a meeting with the property owner was held on January 10, 2022 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 with five yes votes.

Hofert – YES Geiben – YES Coppins – YES Fittante – YES Frankovitch - YES

355 Niagara St – Rear Porch- Application for Certificate of Appropriateness 2022-09
The home owner explained that the back porch was not part of the original house. It was deteriorating and could not be repaired. The new porch will be very similar to the old porch but with a slight elevation to the roof because it was not attached properly the first time. The roof shingles will be black asphalt. The replacement windows are fiberglass clad wood windows with the same grid pattern as the original windows. The siding will be 5” fiberboard in white.

There was discussion that Building Inspector Kenny Candella had given a building permit in 2021 for this project before going to the HPC Board for Application for Certificate of Appropriateness.

Susan Hofert would like for it to be noted that all items the HPC Board is reviewing, Kenny Candella should go to project sight, first, to make sure it can be permitted.

Frankovitch would like it to be stated to the Village Board that Building Inspector Candella follow the code and send applicants to the HPC Board for Application for Certificate of Appropriateness before giving out a Building Permit.

A motion was made by Jim Fittante seconded by Pete Coppins and passed unanimously to approve the Application for Certificate of Appropriateness 2022-09 for a rear porch, as presented.

OTHER **Code Review**
Frankovitch said the next meeting for code review will be on December 07, 2022

at 6 PM and asked Deputy Clerk Vazquez to post a Special Meeting Notice.

NEW BUSINESS

445 Cayuga St. – Roof and Gutters-Application for Certificate of Appropriateness 2022-10

A motion was made by Rita Geiben seconded by Jim Fittante and passed unanimously to approve the Application for Certificate of Appropriateness 2022-10 to replace the roof with shingles in kind and the 3” gutters changed to 5”.

155 S 4th St.–Sunroom Addition – Application for Certificate of Appropriateness 2022-11

A motion was made by David Giusiana seconded by Jim Fittante and passed unanimously to approve the Application for Certificate of Appropriateness 2022-11 for a sunroom addition as submitted.

Rita Geiben recused herself.

240 Niagara St – Siding, Windows and Rear Addition - Application for Certificate of Appropriateness 2022-12

Jim Fittante recused himself to present.

The rear addition will be two story with white vinyl siding and wood aluminum clad windows, throughout. The side porch from the original house will be brought back which is enclosed right now. The original front of the house will remain as is.

A motion was made by David Giusiana seconded by Pete Coppins and passed unanimously to approve the Application for Certificate of Appropriateness 2022-12 for siding, windows and rear addition as presented.

475 Ridge St - Queen Bee’s Cottage Sign- Application for Certificate of Appropriateness 2022-13

A motion was made by Susan Hofert seconded by Pete Coppins and passed unanimously to approve the Application for Certificate of Appropriateness 2022-13 for Queen Bee’s Cottage signs as submitted.

100 S 3rd St – New Build Design Review

David Giusiana presented that this will be a full single story house with two separate gable dormers to have a two story appeal and a two car garage.

The home owner, David Olin, said they will go with a shaker shingle siding gray in color with white trim. The roof will be gray in color, as well.

A motion was made by Jim Fittante seconded by Susan Hofert and passed unanimously to approve the new build design as presented.

315 Center St – New Build Design- Application for Certificate of Appropriateness 2022-14

David Giusiana presented this will be a stand-alone building with a flatter roof which allows them to build right up to the property line without overwhelming the designated property right next to it. The building will be residential above and retail below. The siding will be white wood fiber with black windows.

A motion was made by Pete Coppins seconded by Rita Geiben and passed unanimously to approve the Application for Certificate of Appropriateness 2022-14 for a new build design as presented.

494 Ridge St – Rear Addition – Application for Certificate of Appropriateness 2022-15

Discussion involved the larger nature of the structure which dwarfs the historic structure, the placement of the business doors possibly between the two display windows in front, the northern and western elevations, and possibly breaking up the roof line with gables.

A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to table the Application for Certificate of Appropriateness 2022-15 until next month.

401 Cayuga St - Renovation and Addition Existing Storage Shed – Application for Certificate of Appropriateness 2022-16

David Giusiana presented that the current carriage house structure is deteriorating but they are trying to retain the worthwhile elements of it. The only thing they are adding to the existing carriage house is a shed roof addition off the back and will have a black metal roof to match the current roof. The structure will have white cedar clapboard siding with black trim windows.

A motion was made by Jim Fittante seconded by Rita Geiben and passed unanimously to approve the Application for Certificate of Appropriateness 2022-16 for a renovation and addition to the existing storage shed as presented, contingent on the Zoning Board of Appeals approval. ZBA approval is needed for two primary residences on same lot.

800 Center St – Hustler’s Tavern Sign

A motion was made by Pete Coppins seconded by Susan Hofert and passed unanimously to approve Hustler’s Tavern wall sign as presented.

444 Center St – Lewiston Law Center Sign

A motion was made by Loretta Frankovitch seconded by Jim Fittante and passed unanimously to approve Lewiston Law Center wall sign as presented.

OTHER

Hofert inquired about the type of windows going in at Gather Restaurant. Clerk Fundis stated that she had spoken with the owner, Michael Hibbard, and he confirmed the windows will open inward only.

Hofert stated that the All Dolled Up sign at 421 Center St. is in terrible condition and would like Building Inspector Candella to send a notice to correct the sign or take it down.

Deputy Clerk Vazquez will recommend to Building Inspector Candella to do a site visit and send a notice to the tenant and the owner of the building.

Frankovitch asked Vazquez to send all paperwork for Historical Designation for 732 Center Street out as soon as possible, prior to agendas/materials for December HPC meeting.

ADJOURNMENT

A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to adjourn the meeting at 7:29 PM.

Donna Vazquez, Deputy Clerk