

Village of Lewiston
Historical Preservation Commission

Meeting # 9 Minutes October 23, 2017

CALL TO ORDER

Harry Wright called the Historical Preservation Commission meeting to order at 5:59 PM with the Pledge of Allegiance.

PRESENT

Harry Wright, Ken Slaughenhoupt, Lee Simonson, Jim Fittante, Pam Hauth, Loretta Frankovitch, Trustee Bruce Sutherland, Stephanie Myers

EXCUSED

Kelly Lauber

APPROVAL OF MINUTES

Loretta Frankovitch made the motion with a second by Jim Fittante to approve the September 25, 2017 minutes. The motion passed unanimously.

NEW BUSINESS

EXPIRATION DATE

Jim Finelli from New York State Parks and Recreation suggested adding a line on the Certificate of Appropriateness for an expiration date of the Certificate.

Slaughenhoupt asked is this is moving forward.

Frankovitch asked what are you thinking. 6 months, a year?

Chairman Wright responded depends on the project how long the Certificate of Appropriateness will be valid for.

Ken Slaughenhoupt made a motion to add a line above "Attachment" on the Certificate of Appropriateness for an expiration date. Loretta Frankovitch seconded the motion and the motion passed unanimously.

COA #2017-17 – 605 CENTER STREET

Bruce Sutherland came forward and told the commission that he is requesting a Certificate of Appropriateness to add a 40 foot fence along the east side of the property starting at Center Street going south. Sutherland continued to tell the commission that it will be the same style and material as what is currently on Center Street.

Lee Simonson made a motion to approve application #2017-17 to add a 40 foot fence at 605 Center Street. Jim Fittante seconded the motion and the motion passed unanimously with an expiration date of October 31, 2018.

COA #2017-18 – 424 PLAIN STREET

Jim Thompkins came forward and told the commission that he wants to replace the windows and he is looking for guidance. They will be the same that is in there now with six panels over six panels. They will be vinyl on the outside and wood on the inside.

Slaughenhoupt asked if they will be vinyl clad wood.

Thompkins responded yes. The brand of the windows will be Pollard.

Frankovitch asked how many windows will be replaced.

Thompkins responded the whole house, 10 windows altogether.

Lee Simonson made a motion to approve application #2017-18 to replace the windows as described at 424 Plain Street. Ken Slaughaupt seconded the motion and the motion passed unanimously with an expiration date of October 30, 2018.

FRONTIER HOUSE – 460 CENTER STREET

Slaughaupt made a statement that he didn't see any representatives in the audience.

Chairman Wright also invited Zoning Officer DeVantier to join in the meeting.

Zoning Officer DeVantier said the violations that were included in the letter sent out by Building Inspector Candella in October 2016 weren't completed and unanswered follow up letters were sent to the owner Richard Hastings. I have a list of building code infractions, after your letter that pretty much finalizes that we go to the next step which is Village Code 6-20 to make an application to Supreme Court asking them to make a decision on the building known as 460 Center Street the Frontier House. The building could be ordered to be repaired and the owner charged the appropriate fines. Because of the point we are at now I would like to talk to Law Council Leone then get approval from the Village Board of Trustees and go the legal route.

Zoning Officer DeVantier continued, with the violations that are in place Mr. Hastings can be issued an appearance ticket and can be fined up to \$250/day. We also have the building code violations that Mr. Candella issued last year in October 2016. There are roughly 19 building code violations on the Frontier House and that falls under New York State code and can be fined up to \$1,000/day per violation.

Simonson said I thought our code said \$250/week.

Slaughaupt responded no it is a day.

Simonson said so we have two parallel tracks here. We have the HPC that is saying unless you get back to us by November 1, 2017; we as the HPC have a right to start fining the owner up to \$250/day. Also, there is what the Zoning Officer has going which would enable the village to be able to send in contractors at the owner's expense.

DeVantier responded yes.

Simonson asked DeVantier when he would be completed with his phase.

DeVantier responded Mr. Hastings has until November 1, 2017 to respond, I will be ready to go November 2, 2017.

It was discussed between the HPC and Zoning Officer DeVantier on whether the HPC has to go to court. It was decided that the Zoning Officer will issue appearance tickets on behalf of the Historic Preservation Commission.

Slaughaupt said if it comes down to the village sending in contractors for the repairs, it is very important that the way the Frontier House is repaired, the materials they use, the process they use are consistent with the historic nature of the building. The HPC will need to have a say in that process.

DeVantier responded the project would have to go to all the Commissions and Boards like normal since it is a project in the village.

If there is no response from the Mr. Hastings or any representatives of the Frontier House by November 1, 2017, Zoning Officer DeVantier will start the legal process.

ADJOURN

A motion was made by Ken Slaughaupt and seconded by Loretta Frankovitch and passed unanimously to adjourn the Historical Preservation Commission meeting at 6:38 PM.

Stephanie Myers, Secretary

CC File

- Commission Members
- Trustees
- Planning Board
- Zoning Board
- Building Inspector