

Village of Lewiston
Historical Preservation Commission

Meeting # 3 Minutes April 24, 2017

CALL TO ORDER

Harry Wright called the Historical Preservation Commission meeting to order at 5:55 PM with the pledge of allegiance.

PRESENT

Harry Wright, Jim Fittante, Loretta Frankovitch, Pam Hauth, Lee Simonson, Mayor Collesano, Superintendent Brolinski, Claudia Marasco, Stephanie Myers

EXCUSED

Ken Slaughenhoupt, Kelly Lauber

APPROVAL OF MINUTES

Jim Fittante made the motion with a second by Harry Wright to approve the March 27, 2017 minutes. The motion passed unanimously.

OLD BUSINESS

65 CENTER STREET

Chairman Wright said we want to get this project moving. I have talked to the Village Law Counsel Joe Leone, he agrees and he is going to contact their lawyer to see what can be done to get this project moving. The big things are the placement of the door and windows. Currently it is at a standstill. Joe Leone will call their lawyer to set up a meeting. We are just trying to get this moving so it is not just sitting there.

470 RIDGE STREET

Chairman Wright said 470 Ridge Street is now up for sale after the demolition. On the recording from the February 27, 2017 HPC meeting where the demolition was approved, she (Joann O'Leary) stated that she would not sell the property after demolition. We want to put a sign on the property stating, "This property is designated as Historically Significant under Local Law Sec 15-100. Development plans and actions for this property must be approved by the Historical Preservation Commission. Please call _____ if you have any questions." Otherwise a buyer will not know it is historically designated.

Frankovitch asked if anyone has contacted the real estate agent who listed it.

Chairman Wright responded no, the owner is selling it. We will go ahead and order a sign to put there.

PRESBYTERIAN CHURCH

Chairman Wright said the Village Trustees have approved the request from the Presbyterian Church to include the Village Cemetery in their request for National Recognition. They have hired Tom Yots as their consultant.

FRONTIER HOUSE

Chairman Wright said there was an interested party but they have backed out.

Fittante said I saw this letter from Ken Candella, has there been an additional letter from the Board of Trustees, or should it be from our board that it is after April 15th and he has 60 days before he can be fined if he doesn't take action.

Chairman Wright responded but that will require another letter because the original letter does not state a fine.

Fittante said shouldn't he be fined starting now, and we would have to notify him first.

Chairman Wright said its really up to Ken Candella now.

Fittante said I think someone should check with our lawyer and see if we need to notify them now.

Chairman Wright said Ken has to do that. I will call him and ask him about it.

NEW BUSINESS

COA 2017-9 - 205 SOUTH FOURTH STREET

Chairman Wright asked if the new roof will be the same color.

Pam Hauth responded yes it will be the same color red. We have changed our minds and do not want to remove the chimney, just the roof and the new light fixtures.

Lee Simonson made a motion to approve Certificate of Appropriateness 2017-9. Frankovitch seconded the motion and the motion passed unanimously.

COA 2017-10 - 433 CENTER STREET

Chairman Wright asked Mike Burke of 433 Center Street if they are replacing the whole roof.

Burke responded we are not; we are replacing the parts that are damaged. We will be using the same exact type of shingle that is there now.

COA 2017-11 – 400 PLAIN STREET

Simonson asked the owner Claudia Marasco what she was looking for.

Marasco responded, I am not looking to spot zone, I am not looking for a building permit, I am looking to do an amendment to the zoning to be consistent with what is around me , R-B-2, especially on Center Street. The intention when I first purchased it was that the public would be allowed to come inside. I will not be residing there. In your 1981 designation it was designated apartments. I need to be able to bring this house back to what it used to be during the 60 years when it had those beautiful businesses. If someone would come to me and want to rent residentially it would be no problem. The problem comes if someone wants to do some type of small business in the house they have to fill out a Special Use request. It is a very cumbersome process, and it takes 2-3 months. When I purchased the house it was sold to me as commercial property. I am asking you to amend back to the zoning that it once was for residential and business.

Simonson said it has been residential/business for the last 50-60 years that I remember.

Chairman Wright said when I owned it, it was residential.

Simonson said are you telling me that building is not zoned commercial.

Marasco responded it is currently zoned R2 I am requesting R-B-2.

Chairman Wright told Marasco that HPC can only make a recommendation.

Marasco responded that's what I am looking for.

Mayor Collesano said that house has always been a home up until the 60's when Mrs. Doyle put the Tiffany Shop in there. She had to get a Special Use Permit. All businesses that have been in that building over the years have been by Special Use Permits.

Marasco said if you want a business on Center Street they do not need a Special Use Permit to open. I bought the house for some type of business. I just want what I face and am surrounded by.

Fittante said as long as the building remains historical, it is up to the other boards.

Simonson said our concern is the physical building, I don't know if our jurisdiction covers use.

Chairman Wright asked Marasco what recommendation she got from the Planning Board.

Marasco responded R-B-2 that way it could be residential and a business could be there.

Simonson said we can't make any decisions here, this sounds like a zoning issue.

Jim Fittante made a motion to refer Claudia Marasco back to the Zoning Board of Appeals for a zoning change. Lee Simonson seconded the motion and it passed unanimously.

Simonson told Marasco that in his opinion, Special Use Permits are not supposed to be easy, and not supposed to be convenient, there are supposed to put up one more piece of red tape for serious business people to encounter and endure in order to protect the Village and the neighborhood.

Mayor Collesano said to change the zoning on any parcel is a long, long process. The Zoning Board of Appeals has a lot of power; they are governed by the State of New York. They have more power than the Board of Trustees, to a certain extent. They come to us and recommend what they want and then we start the process of public hearings.

ADJOURN

A motion was made by Loretta Frankovitch and seconded by Jim Fittante and passed unanimously to adjourn the Historical Preservation Commission meeting at 6:52PM.

Stephanie Myers, Secretary

CC File

Commission Members
Trustees
Planning Board
Zoning Board
Building Inspector