

Village of Lewiston
Historical Preservation Commission

Meeting # 11 Minutes December 20, 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 Slaughoupt, Lee Simonson, Jim Fittante, Pam Hauth, Loretta Frankovitch, Trustee Bruce Sutherland, Stephanie Myers

EXCUSED

Kelly Lauber

APPROVAL OF MINUTES

Ken Slaughoupt made the motion with a second by Jim Fittante to approve the November 27, 2017 minutes. The motion passed unanimously.

OLD BUSINESS

EXECUTIVE SESSION

A motion was made by Ken Slaughoupt seconded by Loretta Frankovitch and passed unanimously to enter into executive session after this meeting to hold interviews for the open alternate position.

BARTON HOUSE

Slaughoupt asked Secretary Myers if a letter was sent to home owner.

Myers responded yes the letter went out and there was no response.

Slaughoupt asked Myers to give Zoning Officer DeVantier a copy of the letter.

FRONTIER HOUSE

Chairman Wright said today is the 46th day of the due diligence period we agreed to give to the Hastings and there has been no work done to the building. December 19, 2017 was the 45th day. Wright would like to reinstate the violations and fines that were established at the October 23, 2017 HPC meeting. Joe Leone and Zoning Officer DeVantier are prepared to proceed with the fining process.

Slaughoupt asked if Wright was only talking about the HPC fines that are \$250.00 per day.

Wright responded yes. Wright said he will tell Leone and DeVantier to move forward with the fining process.

COA #2017-20 – 755 CENTER STREET

Emery Simon said he is looking for suggestions for the front porch railing. He said he needs to do something to prevent people from falling through the railings. Simon said he wants it to look right but also wants it to be safe.

Simon said originally he wanted to put the tent into the ground. Now he would like to put up a tent that would be temporary but could become permanent. Simon said he would build concrete blocks to hold the tent in place that he would be able to move with the forklift. The color of the canvas was originally white, now he would like it to be clay to match the colors of the stone house and the existing canvas.

Slaughenhoupt asked Simon how committed he is to the permanent tent idea.

Simon responded very committed. Every weekend there is an event I lose parking space. This idea will make it so I don't lose any parking. I also talked to Les Myers from the Fire Department and the fire trucks will be able to get in there as well.

Simon said he has already acquired the tent, it is 120 feet wide and he is shrinking it down to 75 feet.

Chairman Wright asked what will happen to the tent in the winter.

Simon responded at the end of the season he would do an evaluation, make a decision to either take the canvas off and leave the frame or take the whole thing down.

Simonson asked if any part of the frame is permanent.

Simon said it could be permanent or it can be taken down after the season.

Slaughenhoupt said his concern is that the tent will take away from the historic ambiance of the building. I feel the historic building itself is being dwarfed.

Simon said I think if we do it in a way that the tent blends in I don't think it will take away from the building.

Simonson suggested that the HPC table the COA #2017-20 until January 2018. This would give the commission time to consult State level contacts and Joe Leone.

Slaughenhoupt said a project is historically appropriate or it is not, it's either black or white it's not grey and I like the way the property is now.

Simon said I think the tent will make the property look better.

Frankovitch said the tent seems chunky overall; it overwhelms the other 3 buildings on the property.

A motion was made by Ken Slaughoupt and seconded by Harry Wright and passed unanimously to table Application for Certificate of Appropriateness #2017-20 until the January 22, 2018 HPC meeting.

COA #2017-19 – 494 RIDGE STREET

David Giusiana said he is not looking for any action tonight. He is going to get a new proposal and submit it when it is ready. Giusiana said he is here tonight to open discussions about subdividing the lot and building a new house on the new lot. Giusiana said he will address the concerns about the retaining wall in the new proposal.

Frankovitch said the new structure dwarfs the existing historic structure. She mentioned the concern about the main-door in between two garage doors.

Giusiana said the door will be fixed in the new proposal.

Fittante said his concern from the existing structure it slopes down and it is almost at grade at the bottom of the retaining wall. Is the intent to back fill all the way up to that retaining wall?

Giusiana responded yes.

Simonson said back filling to create an artificial barrier that destroys the yard of the lot. For the construction of the new house this is not necessary.

Jim Fittante made a motion seconded by Ken Slaughoupt to table COA #2017-19 for 494 Ridge Street. The motion passed unanimously.

NEW BUSINESS

NYS CONFERENCE

There is a statewide Historic Preservation Conference in Albany on April 26, 2018 to April 28, 2018. There are at least 3 people interested in going. Frankovitch said she will look joining the others on those dates.

FEDERAL TAX CREDITS

The budget was passed 12/20/2017 and the historic federal tax credits have been restored.

KELLY LAUBER

Ken Slaughoupt made a motion in-lieu of a signed letter of resignation the HPC recommends to the Village Board of Trustees that Kelly Lauber be formally stricken from her membership of the HPC. Chairman Wright seconded the motion and the motion passed unanimously.

ADJOURN

A motion was made by Ken Slaughenhoupt and seconded by Loretta Frankovitch and passed unanimously to adjourn the Historical Preservation Commission meeting at 7:08 PM.

Stephanie Myers, Secretary

EXECUTIVE SESSION**PRESENT**

Harry Wright, Ken Slaughenhoupt, Lee Simonson, Jim Fittante, Loretta Frankovitch, Stephanie Myers

There were 2 interviews for the open alternate position during the executive session.

ADJOURN

A motion was made by Ken Slaughenhoupt and seconded by Loretta Frankovitch and passed unanimously to adjourn the Historical Preservation Commission meeting at 7:42 PM.

Stephanie Myers, Secretary

CALL TO ORDER

Harry Wright called the regular meeting back to order at 7:44 PM.

PRESENT

Harry Wright, Ken Slaughenhoupt, Lee Simonson, Jim Fittante, Loretta Frankovitch, Stephanie Myers

RECOMMENDATION

Ken Slaughenhoupt made a motion to recommend to the Village of Lewiston Board of Trustees the appointment of Peter Coppins as the Alternate member of the Historic Preservation Commission. Jim Fittante seconded the motion and the motion passed unanimously.

ADJOURN

A motion was made by Lee Simonson and seconded by Loretta Frankovitch and passed unanimously to adjourn the Historical Preservation Commission meeting at 7:45 PM.

Stephanie Myers, Secretary

CC File

Commission Members

Trustees

Planning Board

Zoning Board

Building Inspector