

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

CALL TO ORDER Loretta Frankovitch called the Historical Preservation Commission meeting to order at 5:59 PM with the Pledge of Allegiance.

MINUTES A motion was made by Pete Coppins seconded by Susan Hofert and passed unanimously to approve the August 08, 2022 minutes.

OLD BUSINESS **2021 Audit Report**

Treasurer Stephanie Longwell stated the 2021 Annual Report and the four year audit have been submitted to NYS Parks, Recreation and Historic Preservation. The 2022 Annual Report is not due until April 2023.

Code Review

Loretta Frankovitch discussed Code review and asked for everyone's input. Rita Geiben said she feels some of it is chunky and awkward and will email her comments.

Treasurer Longwell stated that Law Counsel Leone has comments and notes that he will get to them. Rita Geiben said she will reach out to Niagara Falls to see how neighboring communities handle the appeal process.

The group agreed to meet after they received attorney's notes, to discuss appeals in particular.

Agenda

Loretta Frankovitch brought up the Agenda. She is concerned because they did not receive it until Friday, September 9th. It is written in the Code that submissions must be in 10 days before the meeting date.

Clerk Shannon Fundis agreed it is frustrating for the Clerk's Office as well. We get information, but receive last minute revisions and we do not want to hold anyone's project up for another month.

Frankovitch suggested that even if we just have an address to let the Commission know so at the very least they can drive by and get a visual.

Opera Hall - Designation – 732 Center St

A discussion ensued regarding the designation of 732 Center St. Susan Hofert said she gave all the updated information to Tom Collister for the Opera House folder. Collister has an old photo and Susan will need to take a picture and give to Treasurer Longwell along with a designation sheet to be submitted.

NEW BUSINESS **424 Plain Street – Shed and Patio – Application for Certificate of Appropriateness 2022-07**

A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to place a 20' wide by 12' deep concrete patio pad directly behind the home's rear sunroom.

A motion was made by Jim Fittante seconded by Susan Hofert and passed unanimously to approve Application for Certificate of Appropriateness 2022-07, to tear down the existing shed and place a new shed as submitted, the new shed would sit 10' from the rear property line and 10' from the West property line and owner will plant grass where old shed once sat.

115 S. Water Street – Whirlpool Jet Boat - Addition

John Kinney presented plans to pour a proper concrete pad with a handicap accessible ramp on the north side of the building where the food trailer is placed. He also presented plans for an addition on the south side of the building making a

two story structure, expanding coolers downstairs for the restaurant and a renovation of the dumpster area for more space. The upstairs area will be storage

for Jet Boat retail inventory. Kinney stated he will be changing the vinyl siding on the whole building to Masonite wood fiber product that will all match.

A motion was made by Pete Coppins seconded by Susan Hofert and passed with four “yes” votes to accept the Architectural drawing of 115 S Water Street as presented having all colors match and getting rid of the vinyl siding. Loretta Frankovitch voted “no”. David Giusiana abstained.

125 S. 1st Street – Preliminary Plans

John Kinney discussed his plans on demolishing the current house and putting a garage storage space for Whirlpool Jet Boat waterfront district use and expanding the parking on the western side of the property; Kinney said he will need to ask for a 5ft variance from the property line from the Zoning Board of Appeals Committee. Loretta Frankovitch suggested tabling the plans until all board members can make a site visit.

A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to table the Preliminary Plans for 125 S 1st Street until the Commission Members can make a site visit and get more information for next month. David Giusiana abstained.

845 Cayuga Street – Development Plans

Mark Dean from Dean Architects presented plans to turn the current bowling alley into a self-storage facility. We will build within the existing footprint and utilize the lower area that is currently open; enclosing the space for additional interior units.

David Giusiana stated his concern with the new use illustrated, that there would not be enough parking according to our Code.

Jim Fittante said the change of use would put a parking issue up there, as well. And the size of the sign on the building is way over what is allowed in the Village.

Susan Hofert suggested that they adapt their sign and colors to blend in with our Historic Village.

Pete Coppins said maybe we should table this for Building and Zoning Officer Candella to take a look at the plans to make sure this is even possible.

A motion was made by Rita Geiben seconded by Susan Hofert and passed unanimously to table 845 Cayuga Street until we get further information from Building/Zoning Officer Candella and the Planning Commission, as well as information conducive to the Village.

DISCUSSION

Loretta asked if anyone is attending the State Preservation Conference in Syracuse, NY on September 22nd – 24th, 2022. As a member of a CLG, our commission members are eligible for scholarships to attend. Susan Hofert said the only day she would be able to attend is September 22nd.

Loretta expressed her concerns for Architectural review for work that is being done at 705 Center St. replacing the second story deck. Mayor Anne Welch said they are just doing a repair and do not need a building permit for that.

Loretta inquired about 355 Niagara Street, stating the whole back of the house has been torn off. Mayor Welch replied saying they have a building permit.

A discussion ensued on the grating work that was done at 494 Ridge Street. Mayor Welch said the owner cleared out the back yard due to all the over grown brush.

ANNOUNCEMENT The October meeting is on Tuesday, October 11, 2022 due to the Columbus Day Holiday.

ADJOURNMENT A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to adjourn the meeting at 7:17pm.

Donna Vazquez, Deputy Clerk