

VILLAGE OF ALBION
HISTORIC PRESERVATION COMMISSION
July 20, 2010
Meeting Minutes

PRESENT: Commission Members: Louis Becker, Matthew Ballard , Aric Albright, Mariadele Theodorakos ,Jordan Bonafede and Andrea Rebeck

Village of Albion: CEO Vendetti
Attorney John Gavenda
Trustee Banker
Historian Neil Johnson

AMSA: Katelin Olsen

SHPO Guest: Julian Adams

CALL TO ORDER The meeting was called to order at 7:02 pm by Louis Becker
Pledge of Allegiance and introductions followed.

ADJUST AGENDA None

MINUTES APPROVED A motion was made by Matthew Ballard, seconded by Jordan Bonafede , to approve the minutes of the June 15, 2010 meeting as written
Motion passed unanimously

A motion was made by Aric Albright, seconded by Jordan Bonafede to approve the minutes of the special meeting held on June 24, 2010 as written.
Motion passed unanimously

PUBLIC COMMENT: None

OLD BUSINESS:

108 N. PLATT ST DPW Superintendent Dale Brooks had previously stated that he was "okay" with whatever decision the HPC made concerning the Albion Firehall. They have suggested concrete clapboard siding.

A motion was made by Andrea Rebeck, seconded by Mariadele Theodorakos to conditionally approve the revised – previously submitted and denied COA for 108 North Platt Street with the condition that it be cement clapboard siding as approved – no grain, smooth finish with exposure of no more than 5 inches. Mr. Brooks will be asked to submit a revised application.

Motion passed unanimously

25 E. BANK ST

The HPC discussed a previously submitted COA application for windows at 25 East Bank Street. Katelin Olsen of AMSA stated that Beth Giordano was awarded a grant for her windows. A contract was signed with AMSA. The HPC has requested a product sheet for the replacement windows. Katelin will contact Beth for the materials and product information.

105/107 N MAIN

Discussion concerning 105/107 North Main Street. Katelin stated that AMSA awarded a grant for 2nd floor windows. The grant is a 6month grant, but can be extended if necessary. CEO Vendetti stated that to date, no COA application has been submitted to his office.

NEW BUSINESS:

HISTORIC DISTRICT

LOCAL LAW

A motion was made by Andrea Rebeck, seconded by Jordan Bonafede to make the following revisions to the Village code Section 173:

- ◆ Change registered mail to certified, return receipt requested.
- ◆ Change the legal notice from 15 days to : no more than 20, no less than 10 days.
- ◆ Change "Building inspector" to " Code Enforcement Officer".

Motion passed unanimously

FUNDING:

Funding for mailing letters to proposed district property owners was discussed. The Village Board has promised \$700.00 in funding. Julian Adams suggested educating the public about the district prior to holding a public hearing. He felt this could promote a positive image for the district. CEO Vendetti thought that it might be helpful to also form good communications with new property owners and take

this opportunity to "mend fences" with others.

PUBLIC HEARING The HPC discussed setting a date for the public hearing. The group is hoping to possibly do this by the end of September. The 28th and/or 30th were mentioned. Jordan will check to see if the LGI at the Albion High School is available for those two dates. The cost is \$20.00 per night. Code Enforcement will pay for the legal advertisement. Mr. Vendetti also warned of the potential for a negative turnout.

Julian stated that the hearing was not a public vote, it was a hearing and shouldn't alter the commission's decision.

**PUBLIC
OUTREACH**

A Public Outreach committee was formed to promote a positive image for the new historic district before the hearing. Matthew Ballard, Mariadele Theodorakos, Jordan Bonafede, Trustee Banker and Katelin Olsen all volunteered.

**LETTER TO
OWNERS**

The letter to property owners needs to be finalized. Linda Smith originally drafted the letter. CEO Vendetti will attempt to re-format the letter and forward it to the other HPC members. Andrea stated that she would like to look at other letter samples, maybe making it more personable.

**JULIAN ADAMS
DISCUSSION**

Julian spoke to the HPC members on various subjects including preservation law and other commissions. He asked if any members of the HPC had any concerns that they wished to discuss. Andrea inquired about excusable absences, or a maximum number of allowable absences. Julian suggested the commission set its own guidelines.

The members asked about training requirements. Julian told them that there are no "requirements" but SHPO offers a variety of trainings for free to commissions.

The group discussed the legality of filing a district with the County Clerk. Someone needs to check whether or not this is a requirement or is it just a "model law". Julian said he would check with New York State.

The HPC also discussed COA deadlines. Currently COA applications must be received by members no less than 10

days prior to a meeting. The commission has been asked in the past to make exceptions. Julian said that deadlines should be adhered to. It is not fair to hold some people and not others to a deadline.

The HPC thanked Julian for attending the meeting and participating in their discussion.

ADJOURN:

A motion was made by Andrea Rebeck, seconded by Jordan Bonafede to adjourn the meeting at 9:16 pm.

Motion passed unanimously