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Village of Lancaster

# Historic Preservation Commission

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## MEETING MINUTES

March 12, 2025

### I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Chair M. Meyer. M. Meyer led the HPC in the Pledge of Allegiance.

#### *Board Members*

Budzinski, J. (Village Historian)	<u>X</u>
Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>X</u>
Eckert, E. (+ Secretary)	<u>X</u>
Kacala, J.	<u>exc.</u>
Keefe, J. (Vice Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Stonebraker, N. (Alt.)	<u>X</u>
Wells, N (Alt.)	<u>X</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Fischione, M (Code Enforcement Officer)	<u>X</u>

Roll call indicated that seven (7) voting members were present, and a quorum existed.

### II. Public Hearings

#### a. 5424 Broadway (Sunoco)– Karen Greenlee – Replacement Signage

Ms. Greenlee was present at the meeting. She presented the COA and explained the replacements being made. Most of the work, it was agreed, is replacement of existing signage with new graphics and some painting of existing light poles and sign poles. S. Campbell asked if there was any additional lighting to what is already at the business – Ms. Greenlee explained that there is a new lighting band at the bottom of the canopy over the gas pumps that will only be lit when the business is open. E. Eckert stated that while the HPC doesn't usually want additional lights that aren't appropriate within the historic district, this lighting fits with the building use and will help maintain a safe environment for patrons. S. Campbell asked if any of the lights will be flashing or changing – Ms. Greenlee stated that they will not. There was no other discussion.

MOTION: M. Meyer made a motion to approve the COA as presented. Second by J. Budzinski.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. J. Keefe abstained from voting.

*Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 10 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

#### b. 19 West Main Street, Suite 300 (Sorelle Salon) – Brooke Scarcella – Signage

Brooke Scarcella was present at the meeting. She explained her proposed signage as shown in the COA. S. Campbell clarified that the lights are existing – Ms. Scarcella stated that they are. Ms. Scarcella stated that the sign is planned to

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match the other signage on the building for the other businesses. There was no other discussion.

MOTION: C. Chaves Yates made a motion to approve the COA as presented. Second by S. Campbell.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

*Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 9 – New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. and Number 10 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### c. 20 West Main Street, Suite 100 (Papi Grande's) – James Spano – Signage

Mr. Spano was present at the meeting. He explained his COA and the plans for two signs on the signboards on the building. E. Eckert made a note that the sign on the side of the building should fit within the confines of the signboard. The Commission referenced the COA for the building itself and confirmed that the lighting for the signboards was already approved. There was a discussion about temporary signage to be installed at the business prior to opening. Mr. Spano will work with the Building Department for the proper permits.

MOTION: N. Stonebraker made a motion to approve the COA as submitted. Second by J. Keefe.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

*Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 10 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### d. 50 Central Ave. (Skoob's) – Philip Arnold & Lori & Bill Skubis – Façade Improvements

The applicants were not present at the meeting. The Commission discussed the application and supporting documentation but needed clarifications on the changes.

MOTION: C. Chaves Yates made a motion to table the COA until the April meeting. Second by J. Budzinski.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. N. Stonebraker abstained from voting.

### e. 5472 Broadway (The G.O.A.T.) – Jessica Copece – Window signage

The applicant was not present at the meeting. The Commission discussed the application and supporting documentation but needed clarifications. The Commission discussed that the proposed signage exceeds the allowable sign area by code as well as not being compatible with the HPC Signage Guidelines. E. Eckert to reach out to the business owner with the suggestions made. The Building Department is currently working with the Business Owner to get all the required operational permits in order.

MOTION: E. Eckert made a motion to table the COA until the April meeting. Second by S. Campbell.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

## III. Approval of Meeting Minutes

### a. February 12, 2024 (Regular Meeting)

MOTION: C. Chaves Yates made a motion to approve the minutes as amended. Second by S. Campbell.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays. J. Budzinski abstained from voting.

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## IV. Administrative Matters

- a. Public comment on matters of interest
- b. New property issues
  - i. 11 Church Street – *S. Campbell noted that the owner has replaced the previous concrete steps with wood and a new railing without a COA.*
- c. Ongoing property issues –
  - i. 5622 Broadway\* – *Property Issues are currently in the Court System. No update.*
  - ii. 81 Central Ave\* – *Property Issues are currently in the Court System. No update*
  - iii. 5497 Broadway (Masonic Temple) – *M. Fischione has been in contact with the owner.*
  - iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *Building Department issued a final notice for the exterior repairs needed.*
  - v. 1 Central Ave (Town Hall) – *A project is upcoming to do the repair work needed.*
  - vi. 5472 Broadway – *Hearing was scheduled for signage COA tonight but was tabled until next meeting.*
  - vii. 5474 Broadway – *Building Department has been in contact with business owner regarding required permits.*
  - viii. 5481 & 5483 Broadway – *Building Department has met with the owner and issues were remedied.*
- d. Communications/Reports
  - i. Village Board – *E. Eckert attended the March 10<sup>th</sup> meeting. M. Meyer to attend a meeting in April.*
- e. Treasurer's Report – *none*
- f. Village Newsletter (July) – *No update.*
- g. HPC administration
  - i. Training – 4 hours + VOL Sexual Harassment Training due at the end of 2025
    - 1. Sexual Harassment Prevention Training – *If you have a certificate from NYS Sexual Harassment Prevention Training from your regular job, you may submit to Village of Lancaster in lieu of attending.*
    - 2. National Association of Preservation Commissions (NAPCommissions.org)  
March Webinar : Deconstruction vs Demolition – March 27 at 1:00PM
    - 3. Preservation Buffalo Niagara – Historic Tax Credits Workshops – February 20, March 26 and April 17 via zoom

## V. Old Business

- a. 2025 Organizational Calendar – *no update.*
- b. 2024 Training Worksheets needed – *J. Kacala training outstanding.*
- c. 2024 CLG Grant Recipients List – *HPC will not submit for a CLG grant this year.*

## VI. New Business

- a. TAG & Preserve NY Grants are out – *HPC discussed putting in for updated surveys. M. Meyer to coordinate with Village Grant Writer if possible. These applications are due soon.*

## VII. Next Meeting: April 9, 2025 @ 7:00pm.

## VIII. Adjourn (7:51pm)

MOTION: E. Eckert moved to adjourn the meeting. Second by J. Budzinski.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.