
Village of Lancaster

Historic Preservation Commission

Lancaster Municipal Building ▪ 5423 Broadway ▪ Lancaster, NY 14086 ▪ www.villageoflancasterhpc.com

MEETING MINUTES

June 10, 2026

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>X</u>
Keefe, J. (Vice Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Stonebraker, N. (Alt.)	<u>X</u>
Wells, N (Alt.)	<u>exc.</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. 11 W. Main Street, Ste 930 – Frank Vecere (Lancaster Indoor Bounce House & Arcade) – Signage

Mr. Vecere was not present at the meeting.

MOTION: J. Budzinski made a motion to table the COA as presented. Second by S. Campbell.

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

Update: Per email correspondence with E. Eckert after the meeting, Mr. Vecere withdrew his COA.

b. 25 Central Avenue – Richard Sherwood and Daniel Amatura – Window Replacements

Mr. Sherwood was present at the meeting. He explained the drawings that were included in the application. The windows will be replaced with a aluminum clad wood window. In addition, there is a rear door to be replaced, and a small awning installed over the rear door. The commission discussed that these replacements will be appropriate replacement material, per the Design Guidelines. There was no other discussion.

MOTION: E. Eckert made a motion to approve the COA as submitted. Second by J. Budzinski.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. J. Keefe abstained from voting, as he is a tenant of the building.

Justification: This work is compatible with The Secretary of the Interior's Standards for Rehabilitation Number 6 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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c. 20 W. Main Street, Ste 400 – Vinh Nguyen (Simply Boba) – Storefront Vinyl

Mr. Nguyen was present at the meeting. The Commission discussed the proposal and had concerns because no artwork or images had been provided. There was discussion that the project likely meets the Design and Signage Guidelines, but Commission Members need to see a visual representation of what is being proposed.

MOTION: J. Budzinski made a motion to approve the COA on the condition that artwork is received via email.

Second by M. Meyer.

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

Justification: The proposed work is compatible with the Signage Design Guidelines.

Update: On June 10, 2026, Mr. Nguyen e-mailed the Commission images of the proposal. It was as described and was appended to the COA.

d. 5500 Broadway – Nick DelCarlo (Frosty's) – Exterior Improvements

Mr. DelCarlo was present at the meeting. He discussed with the Commission plans for the building. All of the work is repair and replacement in kind work; however, due to the grant funding received, a COA and SHPO review was required. The Commission discussed that the building is a contributing structure located within the National Historic District. All the work proposed was described in a manner that the work will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation.

MOTION: S. Campbell made a motion to approve the COA as presented. Second by E. Eckert.

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

Justification: This work is compatible with the Design Guidelines as well as The Secretary of the Interior's Standards for Rehabilitation Number 5 - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

e. 7 Clark Street – Michael Thrush – Porch Work

Mr. Thrush was present at the meeting. He explained plans for improving the porch. It was discussed previously with the Commission that the existing porch should not be enlarged. E. Eckert stated that the current porch materials do not seem to be original to the building. Mr. Thrush explained plans to replace the decking boards, railing and skirting. The Commission pointed him to the Design Guidelines section on Porches and the general style and design that is appropriate within the district. Mr. Thrush explained that he plans to replace the roofing material on the porch roof, but that will follow.

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

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

Justification: This work is compatible with The Secretary of the Interior's Standards for Rehabilitation Number 10 - New additions and adjacent or related new construction will 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.

f. 11 W. Main Street, Ste 100 – Brad Rowell (Wayland Brewing) - Outdoor Patio Rail

Mr. Rowell and PJ Dunn from Wayland Brewing were present at the meeting. They explained the proposed design of the patio railing. There was discussion about the possibility of the rail being removed if needed for snow removal or in the future.

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

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

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Justification: This work is compatible with The Secretary of the Interior's Standards for Rehabilitation Number 10 - New additions and adjacent or related new construction will 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.

g. 19 W. Main Street, Ste 200 – Claudia Sydoriak (Muscovils Bakery) - Signage

Ms. Sydoriak was present at the meeting. She explained plans to replace the previous business signage with new signs for her business. There was no additional discussion.

MOTION: S. Campbell made a motion to approve the COA as presented. Second by J. Kacala.

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

Justification: This work is compatible with the Signage Design Guidelines as well as The Secretary of the Interior's Standards for Rehabilitation Number 10 - New additions and adjacent or related new construction will 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.

h. 43 Central Avenue – Shannon McNichol – Back Deck

Ms. McNichol was present at the meeting. The commission discussed that this deck is in the rear of the property and will not be very visible from Central Avenue. M. Meyer commented that the railing will need to be guardrail height, and that Ms. McNichol should address that when applying for the permit.

MOTION: S. Campbell made a motion to approve the COA as presented. Second by J. Kacala.

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

Justification: This work is compatible with 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 will 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.

III. Approval of Meeting Minutes

a. May 13, 2026 (Regular Meeting)

MOTION: S. Campbell made a motion to approve the minutes as amended. Second by M. Meyer.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. C. Chaves Yates abstained from voting as she was not present at the May meeting.

IV. Administrative Matters

a. Public comment on matters of interest - None

b. New property issues

- i. 5472 Broadway (The G.O.A.T. Nutrition) – *The signs in the windows are not the approved design by the HPC. One sign has been removed, and one remains.*

c. Ongoing property issues

- i. 5622 Broadway* – *Code Enforcement sent a Notice of Violation per the HPCs correspondence.*
- ii. 81 Central Ave* – *Code Enforcement sent a Notice of Violation per the HPCs correspondence.*
- iii. 5497 Broadway (Masonic Temple) – *A COA was received for maintenance work. E. Eckert confirmed with M. Meyer and M. Fischione that the work proposed does not require a COA.*

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- iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *Code Enforcement sent a Notice of Violation per the HPCs correspondence.*
 - v. 42 Aurora Street – *Code Enforcement sent a Notice of Violation per the HPCs correspondence.*
 - vi. 5556 Broadway – *Code Enforcement sent a Notice of Violation per the HPCs correspondence.*
- d. Communications/Reports
 - i. Village Board – *S. Campbell attended the June 8 Village Board Meeting. N. Stonebraker to attend June 22 meeting.*
- e. Treasurer's Report – *No update.*
- f. Village Newsletter (July) – *The next newsletter will include a blurb about permanent holiday light displays per earlier discussions.*
- g. HPC administration
 - i. Training – *4 hours + VOL Sexual Harassment Training due at the end of 2026.*
 - 1. Sexual Harassment Prevention Training
 - 2. National Association of Preservation Commissions (NAPCommissions.org)

V. Old Business

- a. Historic District Street Signs – *M. Meyer reached out to Trustee Mikoley. No update.*
- b. HPC Roundtable – *J. Keefe and S. Campbell attended. They discussed with the Commission the items discussed with Commission members of other area HPCs.*

VI. New Business

- a. CLG Grant – *The HPC will be applying for a CLG grant to update the survey of the historic resources within the district. M. Meyer to reach out to NYS OPRHP to discuss. The Grant applications will be released soon.*

VII. Next Meeting: July 8, 2026 @ 7:00pm.

VIII. Adjourn (8:13pm)

MOTION: J. Budzinski moved to adjourn the meeting. Second by S. Campbell.

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