
Village of Lancaster

Historic Preservation Commission

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

MEETING MINUTES

February 12, 2025

I. Attendance/Call to Order

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

Board Members

Budzinski, J. (Village Historian)	<u>exc.</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>abs.</u>
Allein, J (Planning Commission Liaison)	<u>exc.</u>
Fischione, M (Code Enforcement Officer)	<u>X</u>

Roll call indicated that six (6) voting members were present, and a quorum existed.

II. Public Hearings

a. 11 West Main Street, Suite 930 (Lancaster Indoor Bounce House)– Jim Connors & Frank Vecere – Signage

Jim Connors and Frank Vecere were present at the meeting. They presented the sign as included in the COA Application. The Commission discussed the material of the sign. The size will match the other signs for the building in that location. Lighting is existing. There was no other discussion.

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

MOTION APPROVED: In a vote of six (6) 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.

b. 11 West Main Street, Suite 600 (Lancaster Village Flower Co.) – Joanna & Michael Palma – New Awnings

Joanna and Michael Palma were present at the meeting. They explained the new awnings planned for their business. The Commission discussed how the awnings attach to the building and are reversible. There was no other discussion.

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

MOTION APPROVED: In a vote of six (6) 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

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c. 20 West Main Street, Suite 600 (Big Papa's Creamery) – Kole Kingsland – Signage

Mr. Kingsland was not present at the meeting. The Commission discussed the proposed signage as submitted. There was no other discussion.

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

MOTION APPROVED: In a vote of six (6) 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.

III. **Approval of Meeting Minutes**

a. *January 8, 2024 (Regular Meeting)*

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

MOTION APPROVED: In a vote of four (4) ayes to zero (0) nays. C. Chaves Yates and J. Keefe abstained from voting.

IV. **Administrative Matters**

a. Public comment on matters of interest

b. New property issues

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) – *HPC to send a letter in April.*

iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *HPC to send a letter in April.*

v. 5592 Broadway* – *Present at meeting tonight. Approved COA for exterior work.*

vi. 21 Central Ave (Town Hall) – *No update.*

vii. 5474 Broadway – *Building Department to send notice to business owner.*

viii. 5485 Broadway – *Building Department has scheduled an onsite visit with owner.*

d. Communications/Reports

i. Village Board – *N. Stonebraker attended the February 10th meeting. E. Eckert to attend the March 10th meeting.*

e. Treasurer's Report – *Budgets for the 2025-26 FY are due to the Clerk-Treasurer. M. Meyer to submit.*

f. Village Newsletter (March) – *COAs for the Spring/Summer Building Season*

g. HPC administration

i. Training – *4 hours + VOL Sexual Harassment Training due at the end of 2024*

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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)
Roadside Architecture Webinar – February 20 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
- b. 2024 Training Worksheets needed – *J. Kacala training outstanding.*

VI. New Business

- a. 2024 CLG Grant Recipients List – *The Commission discussed the CLG grant awards from last year. There was a consensus that mostly bigger projects received grant funding. HPC will not submit for a CLG grant this year.*

VII. Next Meeting: March 12, 2025 @ 7:00pm.

VIII. Adjourn (7:36pm)

MOTION: J. Keefe moved to adjourn the meeting. Second by N. Stonebraker.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.