

**Village of Lancaster**  
**Historic Preservation Commission**  
Municipal Building, Lancaster NY

**MEETING MINUTES**  
**June 14, 2023**

**I. Attendance/Call to Order**

The meeting was called to order at 7:00PM by Chair M. Meyer. J. Budzinski 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>exc.</u>
Marshall, S (Code Enforcement)	<u>X</u>
Allein, J (Planning Commission Liaison)	<u>X</u>

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

**II. Public Hearings**

a. 50 Central Avenue (Skoob's) – William and Lori Skubis – Additional door and patio area

Lori Skubis was present at the meeting. She discussed changes to the previously approved COA for the outdoor patio area – the business owners wish to add a gate into additional patio area that is not under the new roof. This new area will be enclosed with an aluminum fence with wooden posts per the submission. The Commission clarified these changes from the original COA. There was no other discussion.

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

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

*Justification: The design of the proposed project follows the Secretary of the Interior's Standards for Rehabilitation, Numbers 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. 5600 Broadway – Vincent and Cassandra Marino – Demolish existing garage and construct new garage

Cassandra Marino was present at the meeting. She explained plans to add an eave over the existing door at one of the auxiliary structures on the property. E. Eckert asked for further dimensions that were not provided in the COA submission. Ms. Marino stated that the posts will be 6x6 wood posts and the new eave will project out from the face of the structure 4 feet. E. Eckert asked what the material of the roofing

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will be on the eave – Ms. Marino stated that it would be asphalt shingle to match the existing roof of the main structure. M. Meyer stated that this structure is not original to the property. There was no other discussion.

MOTION: S. Campbell 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.

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c. 20 West Main Street (Lancaster Village Center, Phase 2) – Tommy Sweeney – New Construction

Mr. Sweeney was present at the meeting. He explained that there are a few changes to his original COA which was approved by the HPC previously. He explained that the Phase 1 project has been having moisture issues with the composite cladding above the storefront, for this reason, he would like to use an EIFS system for the white trim and moldings throughout the project above the storefront. M. Meyer asked about the texture of the material – Mr. Sweeney clarified. Additionally, Mr. Sweeney will be adding a large outdoor deck at the rear of the building overlooking the new Cayuga Creek Park. M. Meyer asked if the deck would be sectioned off between tenants – Mr. Sweeney stated that it may be, but currently a single tenant will be using the entire deck. The final change is the style of the small balconies at the upper level apartments. The proposed balcony system is hung off the back of the building and will make construction simpler. C. Chaves Yates stated that the back patio helps to hide all the parking and garage doors on the back side. E. Eckert asked if the patio railings are black aluminum to match the balconies – Mr. Sweeney confirmed.

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. M. Meyer abstained from voting.

*Justification: The design of the proposed project follows 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. 25 Central Avenue (Valint's Meats) – Adam Schiller – Storefront and Façade Improvements

Mr. Schiller was present at the meeting. E. Eckert stated that this project needs Planning Commission approval, so the HPC would not vote for approval at this meeting. Mr. Schiller explained plans for the improvements to the building – the proposal includes a replacement sign, a new awning, masonry repairs and a limestone base under the storefront. The Commission clarified the color of the storefront – Mr. Schiller stated that it would be dark bronze. The Commission discussed the limestone base under the windows, brick would be preferred, but it was discussed that it may be hard to match, so another material may be appropriate. There was no other discussion.

MOTION: J. Budzinski made a motion to table the COA. Second by E. Eckert.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. J. Keefe abstained from voting as he is

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a tenant in the building.

**III. Approval of Meeting Minutes**

a. *May 10, 2023 (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.

**IV. Administrative Matters**

a. Public comment on matters of interest - *None*

b. New property issues

i. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – Cornice is crumbling at the roofline

ii. 5413 Broadway (Picassos) – LED sign is not following the conditions of their COA once again

c. Ongoing property issues –

i. 5622 Broadway – *Awaiting court appearance and trial scheduled for July.*

ii. 81 Central Ave – *No update.*

iii. 25 Central Ave – *Business owner is in attendance for COA*

iv. 5558 Broadway – *No update.*

v. Town Hall – *No update.*

vi. 5497 Broadway (Masonic Temple) – *No update.*

vii. 42 Aurora Street – *S. Marshall stated that the crumbling A-Frame sign out front has been fixed.*

viii. 5441 Broadway – *No update*

d. Communications/Reports

i. Liaison to the Village Board / Representation at Village Board Meetings – *J. Budzinski will attend Village Board Meeting in June.*

ii. Village's 175<sup>th</sup> Anniversary Committee – *No update..*

e. Treasurer's Report – *New fiscal year started June 1, 2023.*

f. Village Newsletter (July) – *E. Eckert presented what she wrote regarding historic windows. The Commission discussed including the entire article on the HPC website and splitting up into a Part 1 and Part 2 for the Village Newsletter. E. Eckert will send to the Mayor.*

g. HPC administration

i. Training

1. Village Employees Sexual Harassment Training

a. ~~Tuesday, May 16 from 6:00pm – 8:00pm~~

b. Saturday, November 4 from 8:00 – 10:00am

2. 2023 HPC Roundtable

a. *May 17<sup>th</sup> - In-person Roundtable. S. Campbell and N. Stonebraker are planning on attending.*

i. *S. Campbell attended the roundtable and shared her notes with the Commission. There will be another one in July – the subject will be HPC Best Practices. And September – the subject will be Public Education.*

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**V. Old Business:**

- a. Village of Lancaster NY Forward Local Planning Committee (<https://www.lancasternyforward.com/>)
  - i. Public Workshop – June 15 2023 @ 6:00pm – Lancaster Opera House

**VI. New Business**

**VII. Next Meeting: July 12, 2023 @ 7:00pm.**

**VIII. Adjourn (8:06pm)**

MOTION: E. Eckert moved to adjourn the meeting. Second by S. Campbell.

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