
Village of Lancaster
Historic Preservation Commission

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

MEETING MINUTES

May 13, 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>exc.</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. 5565 Broadway – Ronald Olson – Replacement Windows

Mr. Olson was present at the meeting. This COA was tabled at the previous meeting. There was no new information being presented. There was previously much discussion about the replacement material and that the work has already been completed.

MOTION: S. Campbell made a motion to deny the COA as submitted. Second by N. Stonebraker.

MOTION APPROVED: In a vote of five (5) ayes to two (2) nays. J. Kacala and J. Keefe voted nay.

Justification: This work is not compatible with the Design Guidelines as far as appropriate replacement materials for windows as well as being contrary to The Secretary of the Interior's Standards for Rehabilitation Number 2, 5 and 6 which discuss maintaining original materials and repairing original materials if possible.

The Commission referred Mr. Olson to Section 184-25 in the Village Code for the Appeals process.

b. 5 W. Main Street – Joanne Patterson (House of Color)– Signage

Ms. Patterson attended the meeting. Since the previous approval, the business owners have chosen to amend the previous application. She explained that they will be installing only the vinyl window decals at this time, which was provided to the Commission. There was no other discussion.

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

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 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

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be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

c. 11 W. Main Street, Ste 930 – Frank Vecere (Lancaster Indoor Bounce House & Arcade) – Signage

Mr. Vecere was not present at the meeting. The Commission discussed the proposal and had concerns about the sizing of the existing signs for the other businesses at this face of the building.

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.

d. 11 W. Main Street – Kelli Wilson (PPR Energy Solutions) – Electric Vehicle Chargers

Ms. Wilson and Mr. Sweeney were present at the meeting. She discussed the proposal to install electric vehicle chargers within the parking lot at 11 W. Main Street. The Commission discussed that the proposed location and size would not be a detriment to the historic district. There was a discussion about the color of the proposed bollards – the Commission has no preference.

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

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.

e. 11 Church Street – Callin Wade – Porch Stair & Railing

Mr. Wade was present at the meeting. The work has already been done. The Commission discussed that wood stairs and railing are appropriate and follow the Design Guidelines for work in the historic district. M. Fischione, Code Enforcement, discussed that the railing does not meet code and will have to be altered. E. Eckert showed Mr. Wade the section on porches and railings within the Design Guidelines and explained that if the railing were altered per the Design Guidelines to meet code, that would be acceptable to the Commission.

MOTION: J. Budzinski made a motion to approve the COA with the conditions that the railing follows the recommendations in the Design Guidelines. Second by S. Campbell.

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 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.

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

A representative from Wayland Brewing was present at the meeting. He explained the proposed design of the signage. The signs are intended to replace the previous signage with regards to location and the existing lighting. M. Fischione, Code Enforcement, discussed that the proposed signage exceeds the allowable area within the Mixed-Use District. E. Eckert explained that the proposed signage meets the aesthetic goals of the Signage Design Guidelines and that if the sign must be made smaller to meet code, that would be acceptable to the Commission and

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a vote to approve the COA could still occur at the meeting.

MOTION: J. Budzinski 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 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.

III. Approval of Meeting Minutes

a. April 8, 2026 (Regular Meeting)

MOTION: S. Campbell made a motion to approve the minutes as presented. Second by N. Stonebraker.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. J. Budzinski & M. Meyer abstained from voting as they were not present at the April meeting.

IV. Administrative Matters

a. Public comment on matters of interest

- i. Brian Nicpon, Sutton Architecture was in attendance to have an informal conversation regarding future work at 16 Central Avenue (The New York Store). The Commission discussed the Design Guidelines and specific character defining features of the building that should be preserved.
- ii. Dylan Rizzo, 18 Church Street was in attendance. He submitted a COA for the replacement-in-kind of some deteriorated wood clapboards at the property. The Commission discussed that this work does not need a COA and will recommend to the Clerks Office to refund the COA fee.

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* – *No update.*
- iii. 5497 Broadway (Masonic Temple) – *No update.*
- iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *No update.*
- v. 11 Church Street – *Property owner attended the meeting. COA was approved.*
- vi. 42 Aurora Street – *No update.*
- vii. 5556 Broadway – *No update.*
- viii. 5565 Broadway – *Property owner attended the meeting. COA Application was denied.*

d. Communications/Reports

- i. Village Board – *E. Eckert attended the April 13th Village Board Meeting. S. Campbell to attend June 8th 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)

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May 14 @ 1pm: Making the Case: Economic Impact Studies for Historic Preservation

V. Old Business

- a. HPC Informational Mailing – *Mailing went out May 6th.*
- b. Historic District Street Signs – *No update.*
- c. Statewide Preservation Conference is April 15-17 – *M. Meyer attended the conference. He shared his notes from the CAMP training and suggestions for HPCs. Several items noted: the HPC should update our survey of historic properties and publish a guide for historic homeowners.*

VI. New Business

- a. HPC Roundtable – The Village of Williamsville & Town of Amherst HPCs are hosting a local HPC Roundtable on May 28th. E. Eckert shared the email with the HPC Members. *The date was changed to June 2, 2026.*

VII. Next Meeting: June 10, 2026 @ 7:00pm.

VIII. Adjourn (8:45pm)

MOTION: E. Eckert moved to adjourn the meeting. Second by M. Meyer.

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