

Village of Lancaster
Historic Preservation Commission
Municipal Building, Lancaster NY

MEETING MINUTES
July 13, 2022

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

Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>exc.</u>
Eckert, E.	<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>
Russ, M. (Alt.)	<u>exc.</u>

Allein, J (Planning Commission Liaison)	<u>X</u>
Eckert, E. (Secretary)	<u>X</u>

Roll call indicated that five (5) voting members were present and a quorum existed.

II. Public Hearings

- a. 5470 Broadway (Artemis Tattoo) – Eyrica Ward & Esther Eicheldinger – Additional paving in back
Eyrica Ward and Esther Eicheldinger were present at the meeting. They previously had their project approved by the Planning Commission. After appearing before the Planning Commission June 16, they took some suggestions from the board and revised their proposal for the HPC. They plan to separate the two driveways for their property and the building at the corner with a green space and added more green space at the north end of the driveway. S. Campbell stated that the added green space is a good compromise.
MOTION: M. Meyer made a motion to approve the application as presented. Second by N. Stonebraker.
MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.
Justification: The added paving doesn't destroy historic materials and is reversible. The added paving and green space improves the spatial relationship of paving to the structures.
- b. 5647 Broadway (Heat House Studio) – Martin Whiteford – Signage
Martin Whiteford was not present at the meeting. The HPC discussed the application and had several suggestions for the property owner. E. Eckert to contact the applicant and provide these suggestions, as well as point him to the Signage Design Guidelines as the Building Department for the allowable signage per code.
- c. 20 Clark Street – Michael Kasprzak – Replacement shed
Michael Kasprzak was present at the meeting. He explained that there were previously 2 small sheds at the back of the property, they have been removed and replaced with the proposed shed which is directly

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behind the house. There was no other discussion.

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

Justification: The replacement shed is in a location that does not compromise the overall historic character of the primary building or the visual and spatial character of the site. The materials of the shed are compatible with the primary building.

d. 5636 Broadway – Brett & Grace Miller – Replacement garage doors

Brett and Grace Miller were present at the meeting. They explained plans to replace the existing, rotting wooden garage doors at their property. The HPC discussed that the new doors will maintain the original configuration and will be made of a compatible design and material.

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

Justification: The replacement garage doors will visibly resemble traditional solid or raised panel wood garage doors. The garage faces perpendicular to the street, so alternative materials are appropriate in this location.

III. Approval of Meeting Minutes

a. *June 8, 2022 (Regular Meeting)*

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

IV. Administrative Matters

- a. Public comment on matters of interest
- b. New property issues
- c. Ongoing property issues

As there is currently no Village Code Enforcement Officer, Matt Fischione of the Building Department provided the HPC with the status of the properties on the list.

- i. 5622 Broadway – *No update.*
- ii. 5413 Broadway (Picasso’s Pizza) – *No update.*
- iii. 5500 Broadway (📞♥ Massage) – *No update.*
- iv. 77 Central Ave. – *No update.*
- v. 81 Central Ave – *No update.*
- vi. 25 Central Ave – *No update.*
- vii. 5558 Broadway – *No update.*
- viii. 5482 Broadway – *No update.*
- ix. 39 Church Street – *S. Campbell observed that this property has completed work.*
- x. 35 Church Street – *S. Campbell observed that this property has completed work.*
- xi. Town Hall – *Under contract for work.*
- xii. 5497 Broadway (Masonic Temple) – *No update.*

d. Communications/Reports

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- i. Liaison to the Village Board / Representation at Village Board Meetings – *M. Meyer to attend July 25th Village Board Meeting.*
- ii. Model Law/Village Code Committee – *Updated Code document has been provided to the HPC Members for review. The Committee will also be looking for support from other HPC members to attend and present the proposed code to the Village Board.*
MOTION: N. Stonebraker made a motion to recommend that the Village Board approve the amended Chapter 184 of the Village Code – “Historic Districts and Landmarks Preservation.”.
Second by S. Campbell.
MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.
- iii. Zoning Code Committee – *No update.*
- e. Treasurer’s Report – *No update.*
- f. Village Newsletter (July) – *Preservation Month Award*

V. Old Business:

- a. Training Opportunities – *The HPC receives e-mails from NAPC and PBN – training opportunities are available constantly from these two organizations.*
- b. Preservation Day – August 6th at the Buffalo Niagara Heritage Museum – *HPC members have received e-mails regarding this event.*
- c. HPC Membership – *The HPC discussed the current opening on the commission. E. Eckert to ask the Clerk-Treasurer’s office to advertise for interest for alternate members for the HPC.*

VI. New Business

- a. PBN – Broadway Historic District Tour – August 20th
- b. Annual Hull Family Home & Farmstead Fundraiser – August 20th

VII. Next Meeting: August 10, 2022 @ 7:00pm.

VIII. Adjourn (8:19pm)

MOTION: N. Stonebraker moved to adjourn the meeting. Second by S. Campbell.
MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.