
Village of Lancaster

Historic Preservation Commission

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

MEETING MINUTES

June 11, 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>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>exc.</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 West Main Street, Ste 910 (Pizza 151) – Joe Kondas – Signage

Mr. Kondas was present at the meeting. He explained his proposed signage on the building. The new lights proposed match the other fixtures on the building. There was no other discussion.

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 historic district per 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.

b. 11 West Main Street, Ste 930 (Lancaster Indoor Bounce House) – Frank Vecere – Signage

Mr. Vecere was present at the meeting. He presented an additional sign to match his first business sign. The size of the two signs will match. There was no other discussion.

MOTION: J. Budzinski made a motion to amend 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 historic district per 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.

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c. 11 West Main Street, Ste 200 (Music Academy of WNY) – Joseph Saskowski Jr. – Signage

Mr. Saskowski and Mr. Abati, father of the business owner, were present at the meeting. They explained that the previous sign was blown off in a windstorm and needs to be replaced. The new sign is slightly larger than the previous sign. Material and artwork will be similar. There was discussion about the code-allowed signage area.

MOTION: C. Chaves Yates 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 historic district per 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. 20 West Main Street, Ste 500 (ROAM Children's Store) – Alyssa Jerge – Signage

Ms. Jerge was present at the meeting. She explained his proposed design for signage at her business. The HPC discussed the proposed graphics and that they fit in with the HPCs Signage Guidelines as well as match what is at other businesses on the building and down the street.

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

MOTION APPROVED: In a vote of seven (7) ayes.

Justification: This work is compatible with the historic district per 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.

e. 50 Central Avenue (Skoobs) – Philip Arnold – Mural

Mr. Arnold was present at the meeting. E. Eckert explained to the Commission that there was some miscommunication between herself and the Clerks Office. There was not enough time to communicate with the applicant and receive the required additional information per the HPC's Mural Guidelines. The HPC discussed the Mural Guidelines and the HPC's preferences for proper locations and maintenance of murals if they are to be located within the historic district with Mr. Arnold. S. Campbell noted that 50 Central Avenue is a contributing building to the National Historic District.

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

MOTION APPROVED: In a vote of five (5) ayes. J. Keefe and N. Stonebraker abstained from voting.

III. **Approval of Meeting Minutes**

a. *May 14, 2025 (Regular Meeting)*

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

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

IV. **Administrative Matters**

a. Public comment on matters of interest

b. New property issues

- i. 19 West Main Street – N. Stonebraker noted that some of the exterior brickwork and back siding seems to be deteriorating. The Commission discussed the consideration of maintenance and longevity of alternate materials within the Historic District.

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- 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. 1 Central Ave (Town Hall) – *No update.*
 - vi. 5472 Broadway – *No update.*
 - vii. 5474 Broadway – *No update.*
 - viii. 11 Church Street – *No update.*
 - ix. 5513 Broadway – *No update.*
 - x. 42 Aurora Street – *No update.*
- d. Communications/Reports
 - i. Village Board – *C. Chaves Yates to attend a Village Board meeting in July.*
- e. Treasurer's Report – *No update.*
- f. Village Newsletter (July) – *S. Campbell will be writing something up for the July Newsletter – deadline is June 27th.*
- g. HPC administration
 - i. Training – *4 hours + VOL Sexual Harassment Training due at the end of 2024*
 - 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)
June Webinar: Creating and Updating Historic Design Guidelines – June 26 @ 1:00pm
 - 3. NAPC Virtual Summer Short Course - August 21-21, 2025 (9 Credits available)
 - 4. HPC Roundtable – *E. Eckert attended the HPC Roundtable. She discussed different ideas and concerns from other HPCs in the area that were brought up.*

V. Old Business

- a. Village Comprehensive Plan – *Ongoing effort. M. Meyer has been involved as a representative from HPC.*
- b. NY Forward Small Project Grants – *Grant applicants are being rated to be submitted to the state.*

VI. New Business

- a. S. Campbell noted that there was an article in the Lancaster Bee about Accessory Dwelling Units (ADUs). She noted that the HPC may want to consider updated guidelines or look into how other historic districts handle ADUs.

VII. Next Meeting: July 9, 2025 @ 7:00pm.

VIII. Adjourn (8:03 pm)

MOTION: E. Eckert moved to adjourn the meeting. Second by S. Campbell.
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.